

2004 0466

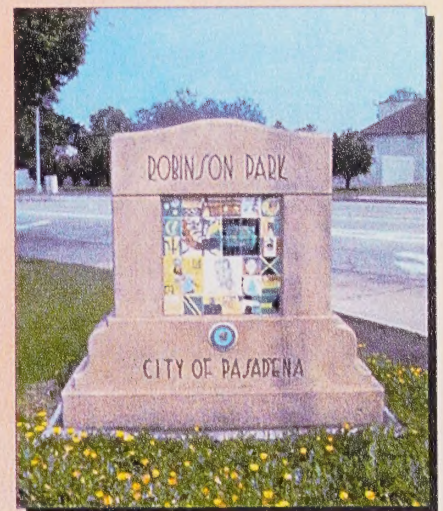
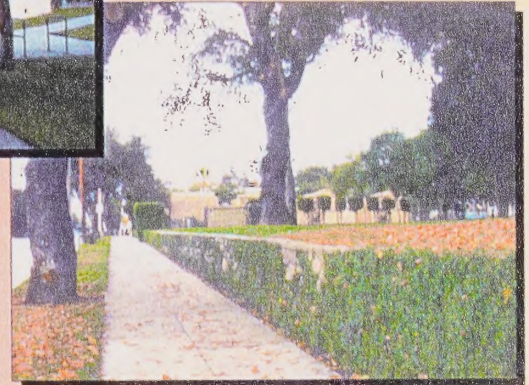
IGSL



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

SEP 17 2004

UNIVERSITY OF CALIFORNIA



FAIR OAKS / ORANGE GROVE

SPECIFIC PLAN

JANUARY 29, 2002



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C101746273>

ACKNOWLEDGEMENTS

We gratefully acknowledge the contributions of the citizens of Pasadena for the development of the Fair Oaks/Orange Grove Specific Plan, without which this Plan could not have been possible. Their commitment, understanding and vision of the area will have a positive affect and lasting outcome on their community for many years to come.

City Council

Bill Bogaard, Mayor
 Paul Little, Councilmember and Vice-Mayor
 Joyce Streater, Councilmember
 Chris Holden, Councilmember
 Steve Haderlein, Councilmember
 Victor Gordo, Councilmember
 Steve Madison, Councilmember
 Sid Tyler, Councilmember

Planning Commission

Michael Coppess, Chair
 Richard Janisch
 Arnold I. Siegel
 Daniel Estrada
 Elizabeth S. Trussell
 Merrilee Fellows
 Mark Leon
 Diana Peterson-More
 Kathleen Torres

Fair Oaks/Orange Grove Specific Plan Task Force

Harold James, Chair (Former Planning Commission member)
 Gerry Hernandez
 Joshua Aaron Mascoli Tornek
 Lieutenant Rick Sandoval
 Katherine Luna
 Rita Moreno
 Billy Williams (former member)
 Tom Scott (former member)

City Staff

Richard Bruckner, Planning & Development Director
 John Spalding, Consulting Planning Manager
 Millie de la Cuba, Principal Planner
 Greg Robinson, Housing Administrator
 Jeff Cronin, Principal Planner
 Denver Miller, Principal Planner
 Patrice A. Traylor, Senior Planner
 Annabella Atendido, Associate Planner
 Mario Leonard, Northwest Program Manager
 Lola Osborne, Senior Planner
 John Poindexter, Project Manager
 David Sinclair, Assistant Planner
 Mary Jo Winder, Senior Planner

Consultants

Cushman & Wakefield
 Gruen Associates
 Keyser-Marston Associates
 Kosmont & Associates
 Linscott, Law & Greenspan
 Parsons Harland & Bartholomew
 Moore Iacofano Goltsman
 Trautmann & Lin, Inc.



TABLE OF CONTENTS

EXECUTIVE SUMMARY

E.1	Specific Plan Location	1
E.2	General Plan Vision for the Specific Plan	2
E.3	General Plan Development Allocation	2
E.4	Community Vision	3
E.5	Specific Plan Guiding Principles	4
E.6	Land Use Strategy and Recommendations	4
E.7	Streetscape and Community Design Vision	9
E.8	Revitalization Approach/Economic Opportunities	11
E.9	Mobility Recommendations	13
E.10	Implementation Plan	13

1.0 INTRODUCTION / BACKGROUND

1.1	Boundaries of the Specific Plan Area	15
1.2	Purpose	15
1.3	The Comprehensive General Plan	17
1.4	Redevelopment Project Areas	17
1.5	The Community Vision	18
1.5.1	Economic Development	19
1.5.2	Quality of Life	20
1.5.3	Neighborhood Beautification	20
1.6	Community Participation – “Portrait of a Community- Based Document”	21
1.7	Overview of How the Specific Plan Works	22
1.8	Organization of the Specific Plan	22

2.0 COMMUNITY CHARACTER

2.1	History of the Fair Oaks/Orange Grove Area	25
2.2	Local and Regional Context	26
2.3	Demographic Profile – Census 2000	26
2.4	Historic Preservation/Architectural Resources	28
2.5	Parcel Patterns – Parcel Shapes, Sizes, Topography and Ownership Pattern	34
2.5.1	Shape	34
2.5.2	Parcel Sizes	34
2.5.3	Topography	35
2.5.4	Ownership	35
2.6	Existing Zoning Districts and Existing Developments/ Land Uses	35
2.6.1	La Pintoresca Neighborhood Corridor (District 1)	36
2.6.2	Robinson Park District (District 2)	43
2.6.3	Renaissance Commercial District (District 3)	46
2.7	Community Resources	50
2.7.1	Pasadena Community Health Center	50
2.7.2	The Boys and Girls Club of Pasadena	50
2.7.3	Jackie Robinson Center	50
2.7.4	Robinson Park	51
2.7.5	American Friends Service Committee	51
2.7.6	Other Cultural Organizations	51
2.8	Public Safety	51
2.8.1	Police Protection Services	51
2.8.2	Fire Protection, Medical Emergency, Other Emergency Services	53
2.9	Public School Facilities	54



3.0	REVITALIZATION APPROACH / ECONOMIC OPPORTUNITIES	
3.1	General Overview of Economic Trends and Conditions	57
3.2	Economic Conditions in the Specific Plan Area	58
3.2.1	Commercial Retail	58
3.2.2	Commercial Office	59
3.2.3	Industrial	59
3.2.4	Conclusion - "Building on our Strengths" and Overcoming Impediments	59
3.3	Housing Demand	60
3.4	Employment	61
3.5	Revitalization Approach - Laying the Foundation – "Starting with the Community"	61
4.0	LAND USE RECOMMENDATIONS	
4.1	Pasadena General Plan	63
4.1.1	Specific Plan Boundaries	63
4.1.2	Specific Plan Intensity Standards	63
4.2	Specific Plan Guiding Principles	65
4.3	Specific Plan Land Use Recommendations	66
4.3.1	La Pintoresca Neighborhood Corridor District (District 1)	66
4.3.2	Robinson Park District (District 2)	70
4.3.3	Renaissance Commercial District (District 3)	73
4.3.4	Additional Land Use Recommendations for the Entire Specific Plan Area	76
4.4	Planned Development Sites	77
4.4.1	Kings Villages	77
4.4.2	Community Arms	79
4.5	Permitted Uses for Specific Plan Area	80
4.6	Potential Location of an Elementary School Site	80
4.7	Nonconforming Uses	80
4.8	Discretionary Actions	80
5.0	COMMUNITY DESIGN STANDARDS AND GUIDELINES	
5.1	Introduction	87
5.2	Urban Design Principles	87
5.3	Existing Planning Documents	88
5.3.1	Pasadena Comprehensive General Plan Design Principles	89
5.3.2	Redevelopment Plans	89
5.3.3	Fair Oaks / Orange Grove Master Development Plan	89
5.4	Community Vision	91
5.4.1	La Pintoresca Neighborhood Corridor District (District 1)	91
5.4.2	Robinson Park District (District 2)	92
5.4.3	Renaissance Commercial District (District 3)	94
5.5	Public Realm Development Standards and Design Guidelines	95
5.5.1	General	97
5.5.2	Street Trees and Landscaping	97
5.5.3	Street Lighting	100
5.5.4	Street Furniture	101
5.5.5	Crosswalk, Sidewalk and Freeway Overpass Enhancements	102
5.5.6	Gateways	103
5.5.7	Special Focus Areas and Landscaped Areas	105
5.5.8	Public Art	106
5.5.9	Graphics	106



5.6	Private Realm Development Standards	108
5.6.1	Height	109
5.6.2	Setbacks.....	110
5.6.3	Landscaping.....	111
5.6.4	Building Entries and Access.....	112
5.6.5	Parking and Driveways	112
5.6.6	Walls and Fences.....	114
5.6.7	Screening of Service Areas	114
5.6.8	Historic Buildings.....	114
5.6.9	Discretionary Review.....	114
5.7	Mixed-Use Development Standards.....	115
5.8	Private Realm Design Guidelines.....	119
5.8.1	General	119
5.8.2	Architectural Character	121
5.8.3	Pedestrian Interest	122
5.8.4	Exterior Lighting	122
5.8.5	Walls and Fences.....	122
5.8.6	Signage.....	124
5.8.7	Windows and Awnings	125
5.8.8	Landscaping.....	126
5.8.9	Security Grills.....	126
5.9	New Development	127
5.9.1	New Residential Development.....	127
5.9.2	New Commercial, Industrial and Mixed-Use Development.....	127
5.10	Rehabilitation or Additions to Existing Structures (Historic/Architectural Resources).....	127
5.10.1	Residential Structures.....	128
5.10.2	Commercial Structures	129
5.11	Minor Rehabilitation of Existing Structures	130
6.0	MOBILITY	
6.1	General Plan Mobility Element.....	133
6.1.1	Goals of the Mobility Element	133
6.1.2	Mobility Element Objectives/Policies Promoting Transit, Pedestrian & Bike Mobility.....	133
6.1.3	Protecting Residential Neighborhoods	134
6.2	Existing Street Pattern	134
6.3	Vehicular Mobility	135
6.3.1	Traffic Study intersections	135
6.3.2	Recommendations for Traffic Improvements	135
6.4	Public Transit Services.....	138
6.4.1	Existing Transit Services.....	138
6.4.2	Recommendations to Improve Transit Services.....	141
6.5	Parking Conditions and Parking Recommendations	143
6.5.1	Existing Parking Conditions.....	143
6.5.2	Parking Recommendations.....	144
6.6	Specific Plan Pedestrian Conditions.....	144
6.6.1	Existing Pedestrian-Friendly Characteristics	145
6.6.2	Existing Pedestrian-Unfriendly Characteristics	145
6.6.3	Suggested Pedestrian Amenity Enhancements.....	146
6.7	Other Transportation Management Measures	148
6.7.1	Truck Routes	148
6.7.2	Bicycle Master Plan	148



7.0 UTILITIES AND INFRASTRUCTURE

7.1	Water Supply	151
7.2	Sewer/Wastewater	151
7.3	Solid Waste	152
7.4	Storm Drain	152
7.5	Energy	153
7.6	Conclusion	153

8.0 IMPLEMENTATION PLAN

8.1	The Fair Oaks/Orange Grove Implementation Team	156
8.2	Redevelopment Project Areas	157
8.2.1	Consolidation of the Redevelopment Project Areas	157
8.2.2	Expansion of the Fair Oaks Redevelopment Project Area	157
8.3	Pasadena Development Corporation / Pasadena Enterprise Center	157
8.4	Planning and Development Department	158
8.4.1	Business Development	158
8.4.2	Housing Activities	158
8.4.3	Community Development Block Grant (CDBG)	159
8.4.4	Community Development Committee's Five Year Implementation Plan	160
8.4.5	Inspection Services Division	160
8.4.6	Cultural Affairs Division: Public Art and Cultural Access	160
8.5	Human Services, Recreation & Neighborhoods Department	161
8.5.1	Job Training	161
8.5.2	Childcare	161
8.5.3	Neighborhood Resources	162
8.6	Achieving the Vision	162



LIST OF FIGURES

Figure E-1:	Fair Oaks / Orange Grove Specific Plan Boundary and Districts	1
Figure E-2:	Land Use Revitalization Strategy	5
Figure E-3:	Streetscape and Public Realm Improvement Concept.....	10
Figure E-4:	Fair Oaks Renaissance Plaza	12
Figure 1.1:	Fair Oaks / Orange Grove Specific Plan Boundaries	16
Figure 1.2:	Robinson Park	20
Figure 1.3:	Community Planning Sessions.....	21
Figure 2.1:	Regional Map	27
Figure 2.2:	La Pintesca Park and Library	28
Figure 2.3:	The Painter Hotel.....	29
Figure 2.4:	Historic/Architectural Resources Map	30
Figure 2.5:	Existing Zoning	37
Figure 2.6:	Existing Land Use	38
Figure 2.7:	La Pintesca Neighborhood Residential Corridor (District 1) – Existing Zoning	41
Figure 2.8:	La Pintesca Neighborhood Residential Corridor (District 1) – Existing Land Use	42
Figure 2.9:	Robinson Business Park (District 2) – Existing Zoning map	44
Figure 2.10:	Robinson Business Park (District 2) – Existing Land Use map	45
Figure 2.11:	Renaissance Commercial District (District 3) – Existing Zoning	48
Figure 2.12:	Renaissance Commercial District (District 3) – Existing Land Use	49
Figure 2.13:	Pasadena Community Health Center.....	50
Figure 4.1:	Original and Expanded Specific Plan Area	64
Figure 4.2:	Land Use Revitalization Strategy	67
Figure 4.3:	Proposed Land Use for the entire Specific Plan area	68
Figure 4.4:	La Pintesca Neighborhood Corridor District (District 1) Land Use Recommendations.....	69
Figure 4.5:	Robinson Park District (District 2) Land Use Recommendations.....	71
Figure 4.6:	Renaissance Commercial District (District 3) Land Use Recommendations.....	75
Figure 5.1:	Holly Street Mixed Use Development	88
Figure 5.2:	Fair Oaks/Orange Grove Master Development Plan.....	90
Figure 5.3:	Existing Features of the La Pintesca Neighborhood Corridor District	91
Figure 5.4:	Existing Features of the Robinson Park District	93
Figure 5.5:	Existing Features of the Renaissance Commercial District.....	94
Figure 5.6:	Existing Street Section in District 1 and 2.....	96
Figure 5.7:	Existing Street Section in District 3	97
Figure 5.8:	Public Realm / Streetscape Improvement Concept	98
Figure 5.9:	Proposed Typical Streetscape Treatment	99
Figure 5.10:	Crepe Myrtle Tree	99
Figure 5.11:	London Plane Tree	99
Figure 5.12:	Pedestrian Street Lights.....	100
Figure 5.13:	Street Furniture.....	101
Figure 5.14:	Decorative Crosswalk.....	102
Figure 5.15:	Lake Street Freeway Overpass Treatment	103
Figure 5.16:	Plan View of Gateway Treatment at Northern Boundary	103
Figure 5.17:	Rendering of Gateway Treatment at Northern Boundary	104
Figure 5.18:	Plan View of Gateway Treatment at Lincoln Boulevard	104
Figure 5.19:	Gateway Signage.....	104



Figure 5.20:	North Hollywood Pocket Park	105
Figure 5.21:	Rendering of Potential Landscape area at Mountain.....	106
Figure 5.22:	Street Pole-Mounted Community Signage Examples	107
Figure 5.23:	Graphic Icon Example.....	107
Figure 5.24:	Illustration of the Impact of Standards and Guidelines	109
Figure 5.25:	Setback Concept.....	110
Figure 5.26:	Section through Mixed-Use Development	111
Figure 5.27:	Rendering of Pedestrian Oriented Site Layout.....	112
Figure 5.28:	Parking Location Recommendations.....	113
Figure 5.29:	Shared Parking Access between Adjacent Parcels	113
Figure 5.31:	Mixed-Use Development Examples.....	115
Figure 5.32:	Rendering of Setback for Pedestrian Amenities.....	119
Figure 5.33:	Example of Outdoor Dining in Setback	120
Figure 5.34:	Site Layout, Driveways and Service Access	121
Figure 5.35:	Decorative Fencing Examples.....	123
Figure 5.36:	Rendering of Low Walls/Hedges that Discourage Loitering	123
Figure 5.37:	Example of Awnings.....	125
Figure 5.38:	Awning Rendering	125
Figure 5.39:	Planter Boxes as Pedestrian Amenities	126
Figure 5.40:	Fair Oaks Avenue in Old Pasadena.....	129
Figure 5.41:	Rendering of Historic Storefront Rehabilitation	130
Figure 6.1:	Fair Oaks/Orange Grove Specific Plan – Existing Street Pattern	132
Figure 6.2:	Fair Oaks/Orange Grove Specific Plan – Local Transit Route Lines.....	139
Figure 6.3:	Fair Oaks/Orange Grove Specific Plan – Location of Transit Stops.....	140
Figure 6.4:	Pasadena ARTS Bus Routes.....	141

LIST OF TABLES

Table E-1:	General Plan Allocation	3
Table 2-1:	Total Population by Ethnicity, Age Group and Planning Area	27
Table 2-2:	Properties Identified as Potential or Designated Historic Resources	31
Table 2-3:	Fair Oaks / Orange Grove Zoning District Inventory.....	39
Table 2-4:	Zoning Districts and Actual Land Uses By District.....	40
Table 4-1:	General Plan Allocation for the Specific Plan Area.....	65
Table 4-2:	Specific Plan Permitted Land Uses by Zoning District and Specific Plan District.....	81
Table 5-1:	Mixed-Use Development Standards.....	116
Table 6-1:	Parking Accumulation Survey by District.....	143
Table 8-1:	Implementation Plan.....	163

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The Fair Oaks/Orange Grove Specific Plan recommendations affirm the recent pattern of revitalization and transformation of this vital area of northwest Pasadena. The Plan is designed to enhance the quality of life for the Fair Oaks/Orange Grove community, reestablishing it as a lively focal point in the City. Through planning and urban design concepts, the Plan provides for the creation of a pedestrian- and transit-oriented community supporting businesses and residential uses in the area.

E.1 Specific Plan Location

The Fair Oaks/Orange Grove Specific Plan area encompasses approximately 171 acres within Northwest Pasadena. Figure E-1 illustrates the boundaries of the Specific Plan area. The Plan is one of the seven specific plan areas identified in the City of Pasadena Comprehensive General Plan. When the Specific Plan area was originally conceived in the 1994 General Plan, it was based on the boundaries of the Fair Oaks/Orange Grove Master Development Plan and extended along Fair Oaks Avenue from Mountain Street to Maple Street and along Orange Grove Boulevard from Lincoln Avenue to Los Robles Avenue. To provide for a concerted planning strategy for North Fair Oaks Avenue in its entirety, the City Council approved expansion of the Specific Plan boundaries in 1998 to include parcels along Fair Oaks Avenue from Mountain Street to the northern City boundary just north of Montana Street.

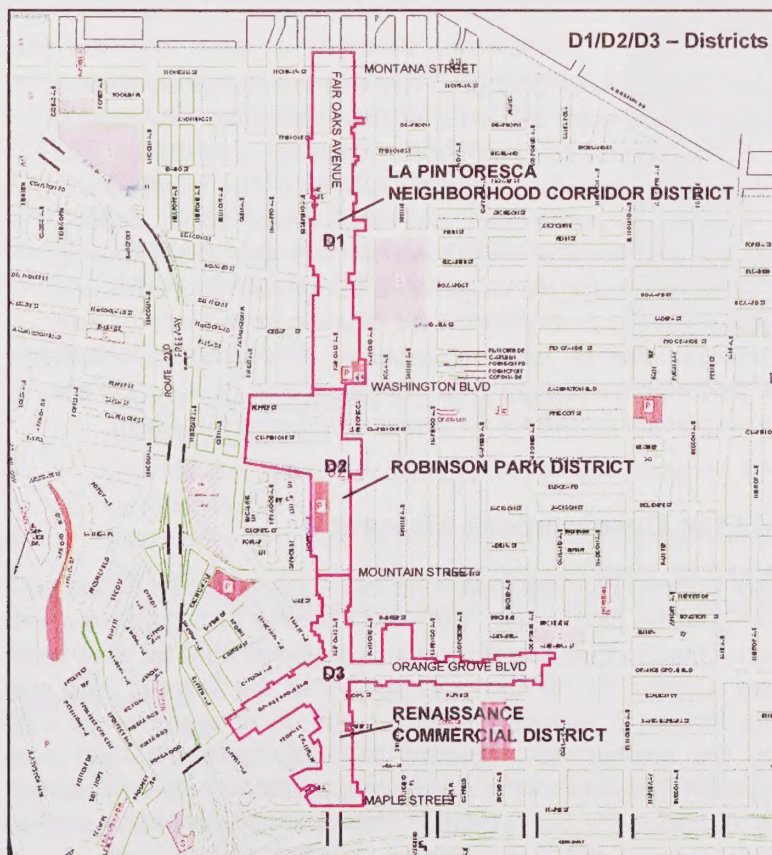


Figure E-1 Fair Oaks / Orange Grove Specific Plan Boundary and Districts



While the majority of the Specific Plan addresses the plan area as a whole, certain elements off the Plan are based on sub-areas in order to respond to unique conditions or resources. Through the Specific Plan planning process, three districts were identified. The first is the La Pintesca Neighborhood Corridor District (District 1) that includes the Plan area from the City of Pasadena border near Montana Street south to Washington Boulevard. The second is the Robinson Park District (District 2) that includes the Plan area from Washington Boulevard to Mountain Street. The third is the Renaissance Commercial District (District 3) that incorporates all the Specific Plan area south of Mountain Street, including Fair Oaks Avenue from Mountain Street to Maple Street and Orange Grove Boulevard from the western terminus near Lincoln Boulevard and the eastern terminus near Los Robles Avenue.

E.2 General Plan Vision for the Specific Plan

The City of Pasadena Comprehensive General Plan is the “blueprint” for future development in all of Pasadena. In addition to setting development goals and policies, the General Plan identifies seven specific plan areas, including the Fair Oaks/Orange Grove Specific Plan area for further treatment. The General Plan vision for the Fair Oaks/Orange Grove area emerges from a community and historic need to revitalize and transform this area of northwest Pasadena into a lively, attractive, and economically viable community. The goal is to restore the area’s sense of place and reestablish it as one of the most important “livable communities” and business corridors in the City. The General Plan captures the vision as follows:

The Fair Oaks/Orange Grove Specific Plan will encourage actions to visually and physically unify the area, remove planning and zoning barriers to thinly-capitalized and other start-up businesses and encourage “livable communities” concepts such as balanced mixed-use development, with retail, residential, and employment within walking distance of one another, stabilize neighborhoods with affordable housing opportunities and provide for the adaptive re-use of existing residential and commercial buildings to emphasize the historic uniqueness of Fair Oaks/Orange Grove and to foster a sense of community. Built-in flexibility and performance standards are envisioned to be a part of the plan as well as expanded incentives for investment and development.

E.3 General Plan Development Allocation

The Comprehensive General Plan designates the total square footage within each of the City’s seven specific plan areas. The 1994 General Plan outlined a Fair Oaks/Orange Grove Specific Plan boundary which included only the area south of Mountain Street (District 3). With the expansion of the Specific Plan area north of Mountain Street (to include Districts 1 and 2) as approved by City Council in 1998, the number of properties allowing residential and non-residential development increased and created additional development potential. The General Plan allocation for the “original” Plan area (District 3), as well as the expanded area (Districts 1 and 2) is summarized in Table E-1.



Table E-1
PROPOSED ALLOCATION FOR THE SPECIFIC PLAN AREA

<u>Residential</u> <i>(Net New Residential)</i>		<u>Non Residential</u> <i>(Net New Non-Residential)</i>	
Districts 1 and 2:	200 dwelling units*	District 1:	70,000 square feet
District 3:	350 dwelling units*	District 2:	41,000 square feet
		District 3:	500,000 square feet
<i>Total</i>	<i>550 dwelling units*</i>	<i>Total</i>	<i>611,000 square feet</i>

* Net new residential development allocation for the Specific Plan area includes all market rate and affordable housing units.

The General Plan will need to be amended to reflect the expansion of the Specific Plan area and the additional allocation for Districts 1 and 2. The revised boundaries, revised allocations, and inclusion of affordable housing units in the residential development allocation will become effective only when the General Plan Land Use Element and Diagram are amended to reflect these Specific Plan recommendations.

E.4 Community Vision

The Community Vision for the Specific Plan area emerged from an intensive community participation and outreach effort and identifies a number of specific objectives for the future. The Community Vision also advances the General Plan Vision for the Fair Oaks/Orange Grove area. The Vision is framed by three key themes: economic development, quality-of-life, and neighborhood beautification.

Economic Development

- Attract new businesses and help retain existing businesses
- Provide for mixed-use developments that integrate non-residential and residential space
- Provide for restricted light industrial uses that generate employment
- Provide for a variety of housing (single family, multi-family, and senior)
- Provide infrastructure linkages between Fair Oaks/Orange Grove and Old Pasadena

Quality of Life

- Provide places for community gathering
- Ensure appropriate transitions between commercial, light-industrial, and residential development
- Enhance public safety



The Community Vision was identified during early community planning meetings.



- Encourage pedestrian-friendly development – places where people can move about by walking
- Provide areas for a school, childcare, job training and youth programs
- Encourage development that supports a desirable street environment
- Preserve the existing adjacent residential neighborhoods

Neighborhood Beautification

- Enhance streetscapes, including lighting and landscaping
- Establish and implement development standards and design guidelines
- Increase delivery of services, such as street cleaning and trash pick-up
- Strengthen code enforcement, encourage property maintenance
- Consider use of vacant lots for recreation areas, mini-parks, playgrounds or parking lots
- Preserve historic structures

E.5 Specific Plan Guiding Principles

The following principles were prepared to guide the Specific Plan:

- Protect, support and preserve the surrounding residential neighborhoods by establishing appropriate land uses, development standards and design guidelines.
- Improve the appearance of the area to enhance the quality of life for local residents and opportunities for employment and business development.
- Allow a mix of land uses that provides for viable commercial and residential development and supports efforts to revitalize the area.
- Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the status of Fair Oaks Avenue as a Principal Mobility Corridor.
- Build upon and enhance existing and new community-serving facilities (parks, libraries, community centers, schools, etc.) to respond to the needs of the community.
- Recognize the importance of preserving historic and cultural resources in the area.

E.6 Land Use Strategy and Recommendations

The land use strategy and recommendations are designed to spark renewed interest in living and working in the area as well as economic development. Implementation of the changes will function to “bridge the gap” between the existing conditions and the community vision. The recommendations build upon the existing unique characteristics, development patterns and trends of each district, capitalizing on unique land use opportunities. The recommendations are also balanced to ensure cohesiveness among districts and to address issues pertinent to the entire Specific Plan area.



The land use recommendations emphasize continuing the residential character of the La Pintaresca Neighborhood Corridor District with nodes of neighborhood-serving commercial uses. In the Robinson Park District, expanding opportunities for employment-generating and community-serving resources are highlighted. In the Renaissance Commercial District, land use recommendations build on the historic function of this area as a commercial and neighborhood center. Land use recommendations pertinent to the entire Specific Plan area include the prohibition of new liquor stores, vehicle repair shops and institutions that may harm the quality-of-life. The Plan also recommends respecting the integrity of existing historic structures and encouraging their re-use and rehabilitation. Figure E-2 illustrates and summarizes the guiding land use revitalization strategy.

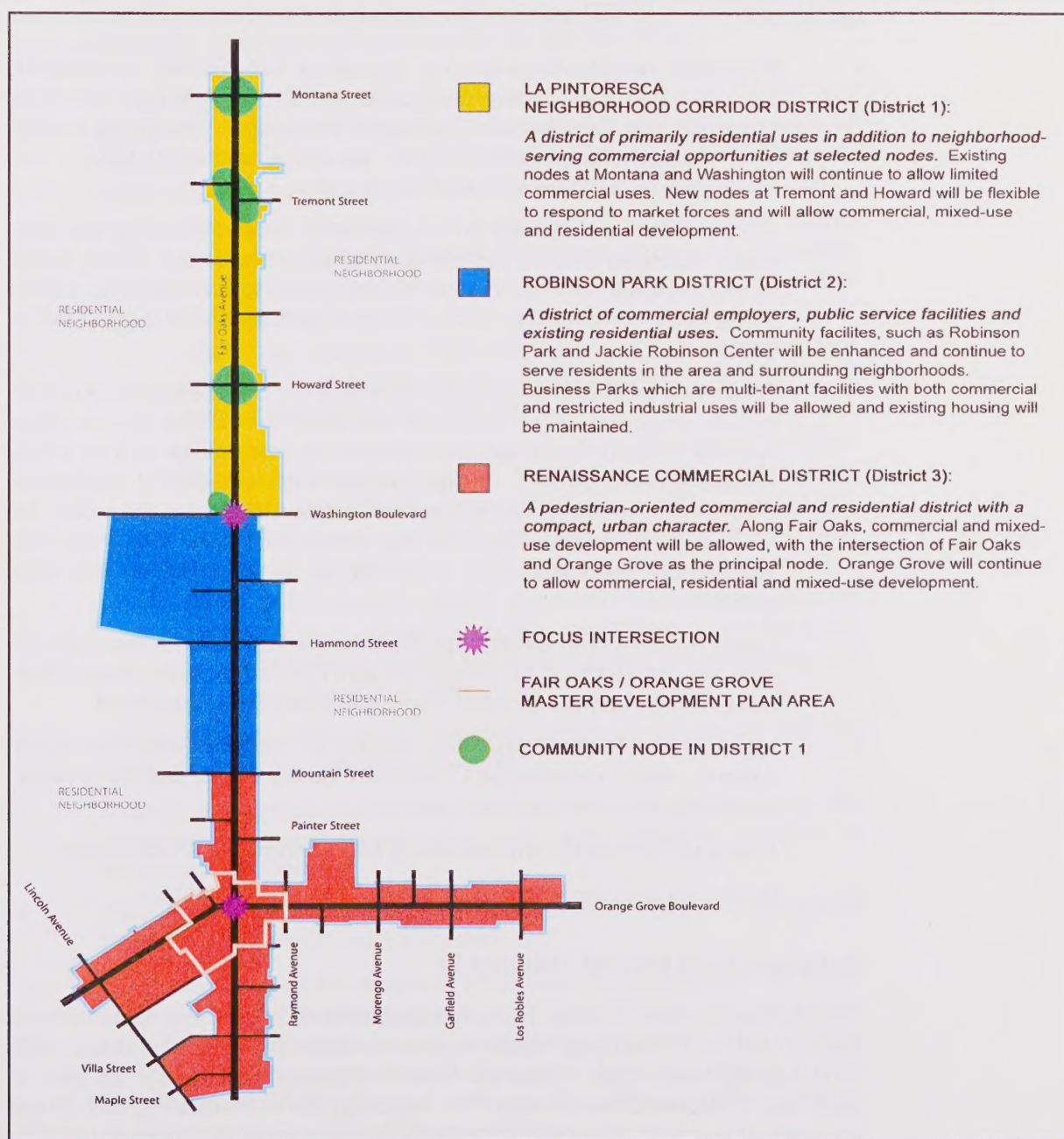


Figure E-2: Land Use Revitalization Strategy



In addition to these land use recommendations, the Specific Plan recommends updating the overall corridor appearance through streetscape improvements, increased code compliance efforts, land use strategies and implementation of development standards. In conjunction with design guidelines, these efforts will enhance the continuity and cohesiveness of the corridor.

La Pintoresca Neighborhood Corridor District (District 1)

This area's residential potential emerges as the primary direction for future development of this segment of the Specific Plan area. To complement the residential uses, new and enhanced neighborhood-serving commercial uses at select nodes will help stabilize the business climate while serving the needs of nearby residents. Key land use recommendations for this District are:

- Encourage neighborhood-serving businesses and limited commercial uses at the existing commercial nodes at Fair Oaks Avenue/Montana Street and Fair Oaks Avenue/Washington Boulevard. Change the zoning from General Commercial (CG) to Limited Commercial (CL). No housing units would be allowed in these nodes.

Some of the uses allowed in the District 1 nodes (including the new nodes described below) include food sales, convenience stores, book stores, personal services (barber shops, laundry, hair salons), coffee shops, and medical/dental offices. A list of permitted uses is provided in Table 4-2.

- Create two additional neighborhood-serving commercial nodes. One will include properties at the northwest and southeast corners of Fair Oaks Avenue/Tremont Street and the other at the intersection of Fair Oaks Avenue/Howard Street. Change the existing multi-family residential (RM-32 and RM-16) zones to Limited Commercial (CL) at the nodes. In addition to the neighborhood-serving commercial uses, mixed-use and multi-family residential with a density up to 16 units/acre are also permitted.
- Lower the density of the existing multi-family residential zones from 32 units per acre (RM-32) to 16 units per acre (RM-16) on both sides of Fair Oaks Avenue between Howard Street and Washington Boulevard.
- Maintain the Public/Semi-Public zoning at Tremont Street/Fair Oaks Avenue, which includes the Community Health Center and the recently approved senior housing development.
- Retain and protect the site containing La Pintoresca Park and Library.
- Implement increased Inspection Services for code compliance.

Robinson Park District (District 2)

The Robinson Park District features opportunities to develop underutilized parcels and to fill existing vacant spaces in some industrial buildings with economically viable uses. Thus, the Specific Plan seeks to modify the mix of land uses to increase the potential for a synergy between existing and future commercial and light industrial uses. To this end, the plan recommends to build



on the “business park” concept, which incorporates a number of commercial and light industrial uses in a coordinated campus-like setting.

This District also benefits from a concentration of community-serving resources (Robinson Park, Jackie Robinson Center, American Friends Service Committee, the Urban League, the City’s One-Stop Career Services Center, Fire Station #36, etc.). The Specific Plan strengthens and builds upon these community resources to provide additional amenities which respond to the needs of residents as well as enhance the community area’s ability to create employment opportunities.

The implementation of development standards and design guidelines throughout the Specific Plan area will improve the visual character of this section of the corridor, making it more attractive to employment-generating businesses as well as the community. Land use recommendations for this District are:

- For the sites including Kings Plaza Business Park (east side of Fair Oaks between Claremont and Hammond), the east side of Fair Oaks south of Hammond (except for the Jackie Robinson Center), and the northeast corner and northwest corner of Fair Oaks Avenue and Mountain Street:
 - Allow and encourage a wide range of commercial uses, **except retail**, in addition to light industrial uses and uses that strengthen the City’s economic base, and provide employment opportunities close to home for residents.
 - Allow and encourage light industrial uses such as component assembly, technology-oriented businesses, research & development offices and laboratories.
 - Allow and encourage business parks with “Flexspace” or “Flex-Tech” (technology-oriented) businesses. The “Flexspace” concept allows both commercial (i.e., office, showroom, warehouse space) and industrial uses to coexist in the same structure or parcel.
 - Allow and encourage related community service uses, such as child day care centers, schools, charitable or not-for-profit institutions that provide skills or job training, job counseling, job placement and related services.
- Enhance the role of the Jackie Robinson Center as a magnet for civic life and a gathering place for the community.
- Develop an implementation program to address arts programming and opportunities throughout the plan area, with particular attention to Robinson Park District.
- Provide for the potential expansion of Robinson Park as proposed by the Master Plan currently under consideration.
- Retain the Planned Development (PD) zone, which contains the multi-family residential development known as Kings Villages, and the parcels used for single-family residences as presently delineated. Also maintain the residential development at La Pintoresca Housing complex (zoned RM-16) located on the east side of Fair Oaks Avenue between Washington Boulevard and Claremont Street.

**Renaissance Commercial District (District 3)**

Historically, the intersection of Fair Oaks Avenue and Orange Grove Boulevard has been both a key center of commercial activity and a “gateway” into northwest Pasadena. Yet the area needs to regain its strong sense of place to recapture its tradition in the City of Pasadena as a lively, attractive, economically viable area. With the establishment of the Fair Oaks Renaissance Plaza, a revitalized neighborhood commercial center is now a focal point at the intersection of Fair Oaks Avenue and Orange Grove Boulevard. The Renaissance Plaza has begun to set the stage for defining an urban theme for the intersection. The Specific Plan envisions a pedestrian-oriented district with commercial, residential and mixed-use development. Key land use recommendations for this District are:

- Allow a broad mix of commercial uses such as offices, retail, personal services, restaurants, food sales and other neighborhood-serving uses, mixed-use and certain small-scale light industrial uses along both Fair Oaks and Orange Grove corridors.
- At the intersection of Fair Oaks Avenue and Orange Grove Boulevard, encourage development consistent with the 1991 Fair Oaks/Orange Grove Master Plan. The 1991 Master Plan recommends development of the area with a mixture of residential, retail, office and mixed-use projects. For the parcel at the southwest corner of this intersection, the Plan envisioned primarily commercial and retail development with no housing, which is supported by the Specific Plan.
- Along Fair Oaks Avenue (south of Mountain Street):
 - Allow and encourage mixed-use development (residential with ground floor non-residential use) to maintain the commercial character along this portion of Fair Oaks Avenue.
 - Housing is allowed as part of mixed-use development only; and the density of the residential component may be up to 40 units per acre on parcels along Fair Oaks Avenue from Mountain Street on the north to Esther and Peoria on the south, with the exception of the property at the southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, which is currently developed with the Renaissance Plaza and it is not recommended to provide for housing. The density for parcels south of Esther and Peoria streets to Maple Street may be up to 32 units per acre.
 - The non-residential component of a mixed-use development shall be a minimum of 20 percent of the ground floor building frontage along the major street. The non-residential component may be a neighborhood-serving commercial use or a community facility use such as a leasing office, community room, or health fitness.
- Along Orange Grove Boulevard (between Lincoln Avenue and Los Robles Avenue) continue to allow commercial, mixed-use and multi-family residential development. The residential component of a mixed-



use or multi-family development may have a residential density up to 32 units per acre.

- Eliminate the Villa Parke Planned Development (PD2) zone that applies either entirely or partially to 24 parcels between Orange Grove Boulevard and Maple Street, and change to an appropriate residential or commercial zoning district. Parcels that are partially zoned PD2 with the remaining portion zoned multi-family residential (RM) revert back to the multi-family residential zoning designation. Whole parcels that are abutting one or more lots currently zoned industrial are incorporated in the Specific Plan's recommended commercial designation.
- Change the zoning designation of 675 North Raymond Avenue from Limited Commercial (CL) to Multi-Family Residential, Two Units Per Lot (RM-12) consistent with the parcels adjacent to the south.
- Establish a Planned Development (PD) district for the Community Arms housing development at 151 East Orange Grove Boulevard. The PD allows the existing 133 dwelling units to remain, and prohibits any additional units.

E.7 Streetscape and Community Design Vision

The streetscape and community design vision strengthens positive attributes of the corridor with the goal of creating an inviting, aesthetically-pleasing, vibrant and pedestrian-oriented commercial and residential environment. The development standards and design guidelines for the public realm (streetscape) and the private realm are established to implement the vision in a manner which is harmonious with adjacent uses, attentive to detail and pedestrian-friendly.

Public Realm / Streetscape

The development standards and design guidelines for the public realm address publicly owned elements such as sidewalks, parkways, streets and public parks which create an area's visual image and provide the basis for community character. Improvements to the public realm often improve the visual quality of an area and act as a catalyst for private investment, encouraging upgrades by existing property owners as well as new development. The Streetscape and Public Realm Improvement Concept illustrated in Figure E-3 focuses on improvements which foster a unified, safe, and visually striking environment. Key elements of the concept are:

- Improving the appearance and use of the existing street system
- Creating an aesthetically-pleasing and human-scaled pedestrian network linking major destinations
- Building upon community assets, including public parks, public libraries and community gathering places
- Creating a unified streetscape
- Creating new gateways at the edges of the Specific Plan area
- Creating a high-quality street experience for pedestrians and transit users

- Enhancing safety and a balance between pedestrian, vehicular and transit flow
- Enhancing central areas with improvements that make them points of community interest and pride



Figure E-3 Streetscape and Public Realm Improvement Concept



Private Realm

The private realm development standards and design guidelines address the character and form of private development, including relationships to the public realm. They are the requirements and recommendations applicable to new construction, and rehabilitation or reuse of existing buildings. In order for the overall vision for the Specific Plan area to succeed over time, and in order to create a vital image, private realm development standards and design guidelines must complement those for the public realm and be realized in conjunction with streetscape and other public improvements. The private realm development standards and design guidelines are intended to:

- Improve area identity and image through private property development, rehabilitation, adaptive re-use and other property enhancements.
- Encourage imaginative new design, harmonious with its surroundings.
- Integrate new private development with the area-wide public realm improvements, and encourage development that supports a desirable street environment.
- Encourage rehabilitation and renovation of identified historic/architectural resources in compliance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

The majority of development standards and design guidelines are applicable to the entire Specific Plan area. A few of the development standards such as height and setback are tailored to each District in order to respond to their unique character. In addition, standards for large developments with PD zoning such as King's Village and Community Arms are addressed individually. Major private realm standards for the Specific Plan are:

- **Height:** In District 1, building height is limited to 32 feet in RM zones, and 36 feet at the commercial nodes. In District 2, building height is limited to 36 feet for all uses. In District 3, building height is limited to 36 feet for residential, commercial and mixed-use buildings, and 40 feet within 3 stories for commercial-office use along Fair Oaks Avenue only.
- **Front Yard Setback:** Front yard setback varies by District in order to facilitate views of the mountains to the north. For the predominant land use in District 1 – residential – the minimum setback is 15 feet. At the select nodes, the setback is 5 feet to respond to historic commercial character. In District 2, a 10-foot setback is required for non-residential uses. In District 3, the setback is 5 feet for non-residential uses and 10 feet for residential uses, and the residential component of mixed-use development. Setbacks for existing residential development shall be in accordance with residential zoning (RM-16, PD Kings Villages).

E.8 Revitalization Approach/Economic Opportunities

At the local level, the prosperity in the area depends primarily upon economic development in the overall Northwest community. The current update of the Northwest Pasadena Community Plan lays the foundation for the economic

development strategy. The Specific Plan is surrounded by a strong regional market and is located in a City that enjoys a prominent geographic and economic position within the Los Angeles basin. Most of the Plan area is also within a redevelopment area which provides additional revitalization and development tools.

The Specific Plan area primarily serves a neighborhood retail function. The Plan provides recommendations to help improve and build upon this function with new development, and upgrading or expanding existing retail uses. Additional housing within the Specific Plan area would also foster and support area businesses by increasing demand for goods and services. Employment-generating uses are also a key component to the economic development strategy for the area, and the Specific Plan provides for additional space for office and restricted industrial uses within a “flex-space” concept in District 2. Most importantly, however, the Northwest Community Plan and the Specific Plan maintain that achieving the economic development vision in this area will require a collaborative effort among the local residential and business communities, the City, and elected and appointed officials.

The following are some of the key initiatives that will advance the economic development vision:

- Provide public investment for streetscape improvements to link pedestrian nodes, beautify the area, and change any negative perceptions of the area.
- Strengthen existing businesses and recruit new businesses that will begin to define the area as a viable, cost-effective environment for small start-up businesses and household endeavors that are technology-based and design-oriented.
- Focus on the development of strategic, catalytic projects that generate early success stories and positive economic development momentum.
- Capitalize on the area’s proximity to major centers in Pasadena (i.e., Jet Propulsion Laboratory, Art Center College of Design, California Institute of Technology, Rose Bowl, and Huntington Memorial Hospital) to attract start-up businesses to the area and employ local residents.



Figure E-4 The Fair Oaks Renaissance Plaza is a recent economic success story for multi-tenant commercial development.



E.9 Mobility Recommendations

In addition to being the backbones of the Specific Plan area, Fair Oaks Avenue and Orange Grove Boulevard are mobility corridors through Pasadena. Other major streets in the area include the I-210 Freeway, Lincoln Avenue, Los Robles Avenue, Washington Boulevard, and Mountain Street. The Specific Plan mobility recommendations for major streets include:

- Potential installation of new traffic signals at Fair Oaks Avenue/Painter Street, and Orange Grove Boulevard/Garfield Avenue
- Implementing signal synchronization at select intersections
- Re-striping or modifying signal timing at select intersections

There are also five regional transit lines and one local line serving the community. There is a high level of transit ridership in the Specific Plan area, and it is common to observe fully occupied buses on Fair Oaks Avenue and Los Robles Avenue. The Plan recommends increasing the availability and use of transit through increasing the frequency of the Pasadena ARTS bus, increasing the number of MTA buses and connections to areas outside of Pasadena, and providing feeder buses to the new Memorial Park and North Lake Avenue Pasadena Blue Line Stations.

Mobility recommendations related to parking and pedestrian amenities are also provided in the Plan. Parking recommendations address the preservation of on-street parking spaces, encouragement of shared use parking, and provision of adequate off-street parking for new developments in locations where on-street parking is fully utilized. The pedestrian recommendations address pedestrian amenities such as lighting, sidewalk repair, decorative crosswalks, landscaping, new street furniture, an enhanced bridge connection to Old Pasadena over the I-210 Freeway, and enhanced ADA compliance.

E.10 Implementation Plan

The Implementation Plan essentially serves as a “blueprint” for the revitalization effort described in the Specific Plan. The implementation strategy embodies all three themes that framed the community vision: Economic Development, Quality of Life, and Neighborhood Beautification. In addition to outlining specific tasks, the Implementation Plan identifies the responsible agency and the recommended year of task initiation. The following are highlights of the Implementation Plan:

- Formation of an Implementation Team to achieve the vision for the economic development strategy – strengthening the competitive position of the Specific Plan area for the future.
- Continued utilization and enhancement of the Facade Improvement Program.
- Implementation of a comprehensive community design program including streetscape and pedestrian amenity enhancements to restore a sense of place and provide neighborhood identity.
- Implementation of a transportation improvement program.
- Incorporation of the Robinson Park and La Pintoresca Park Master Plans.

1.0 INTRODUCTION / BACKGROUND



1.0 INTRODUCTION / BACKGROUND

1.1 Boundaries of the Specific Plan Area

The Fair Oaks/Orange Grove Specific Plan is applicable to the properties within the plan boundaries, primarily consisting of properties fronting on North Fair Oaks Avenue from Maple Street to Montana Street, and properties fronting on Orange Grove Boulevard from Lincoln Avenue to Los Robles Avenue (Figure 1.1). The Specific Plan process identified three sub-areas of the Specific Plan area: the La Pintoresca Neighborhood Corridor District (District 1) which includes the area north of Washington Boulevard; the Robinson Park District (District 2) which includes the area between Washington Boulevard and Mountain Street; and the Renaissance Commercial District (District 3) which includes the area along Fair Oaks Avenue south of Mountain Street and along Orange Grove Boulevard.

When the Specific Plan area was originally conceived in the 1994 General Plan, it was based on the boundaries of the 1991 Fair Oaks/Orange Grove Master Development Plan and included only the area south of Mountain Street, identified as District 3. To provide for a concerted planning strategy for North Fair Oaks Avenue in its entirety, the City Council approved expansion of the Specific Plan boundary in 1998 to its current location. Figure 4.1 in Chapter 4.0 illustrates the original and expanded Specific Plan area.

1.2 Purpose

The Specific Plan is enacted pursuant to Sections 65450 and 65451 of the California Government Code, which authorizes local governments with certified General Plans to prepare and adopt specific plans. The General Plan sets forth overall goals and policies to guide the future development of the city, and is the framework for future development. The General Plan contains broad policy statements, but does not usually contain specific implementation measures. The zoning ordinance and specific plans are needed to serve that function.

A specific plan is a tool used by local governments to guide community development in a defined geographic area. A specific plan contains applicable land use regulations and constitutes the zoning for properties within the specific plan boundaries. A specific plan also defines the character and form of the development of the properties through a series of design guidelines.

The Fair Oaks/Orange Grove Specific Plan contains land use regulations, development standards and design guidelines applicable to all properties in the specific plan area. All construction, modification, addition, placement or installation of any building or structure, as well as the commencement of any new use on any lot, on or after the approval date of the Specific Plan shall conform to the provisions of this Specific Plan.

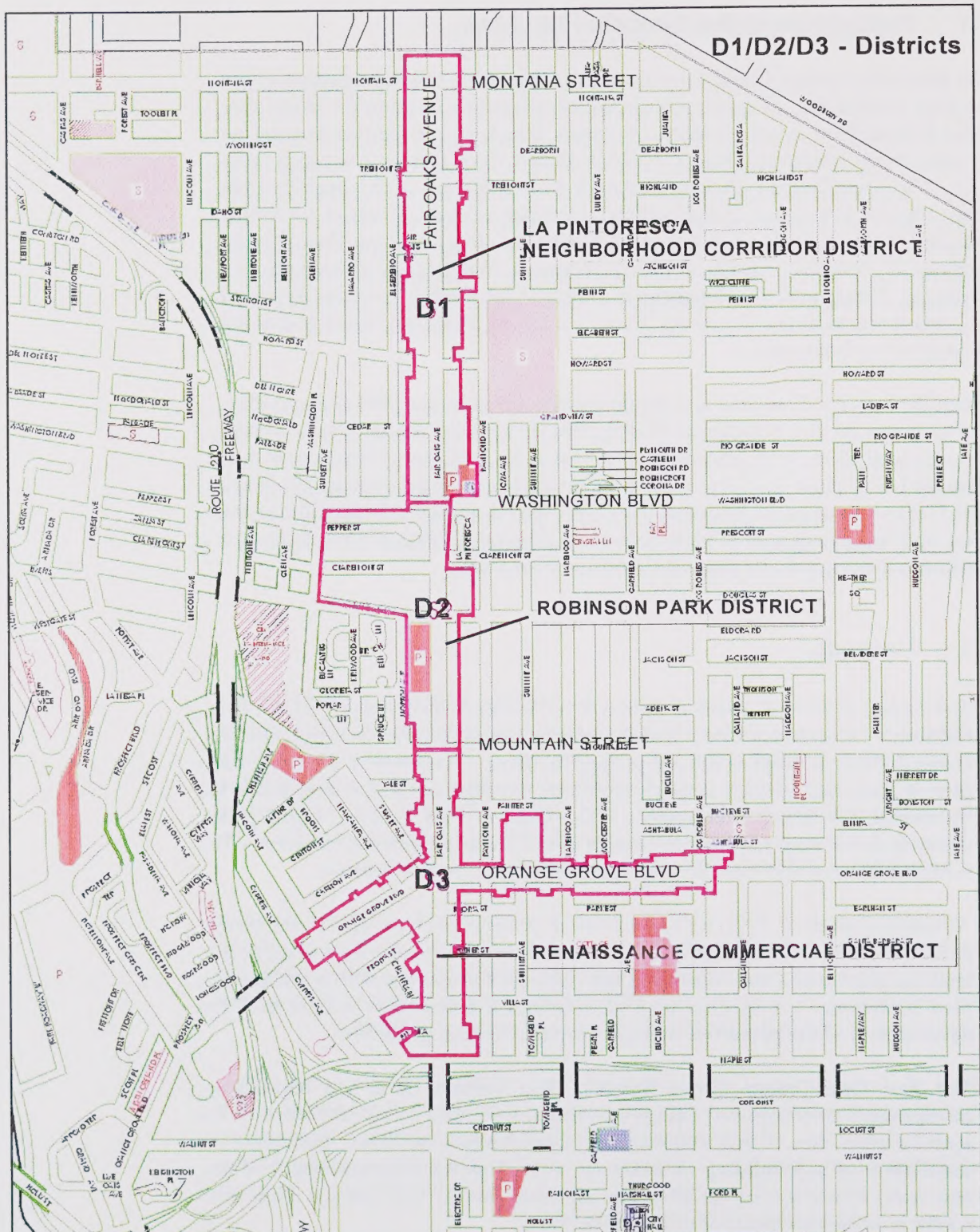


Figure 1.1 Fair Oaks / Orange Grove Specific Plan Boundaries



The land use regulations, development standards and design guidelines contained in the Fair Oaks/Orange Grove Specific Plan take precedence over provisions of the City of Pasadena Zoning Code, unless otherwise noted. Any issue not specifically covered in the Specific Plan shall be subject to the applicable standards of the Pasadena Municipal Code and/or Uniform Building Code.

1.3 The Comprehensive General Plan

The City of Pasadena Comprehensive General Plan identifies the overall goals and policies that guide the future development of the City. The City Council adopted the General Plan in May of 1994 after extensive community participation. The General Plan contains the following seven guiding principles:

Specific plans implement the General Plan “blueprint” and guide community development in a defined geographic area.

- 1) Growth will be targeted to serve community needs and enhance the quality of life.
- 2) Change will be harmonized to preserve Pasadena’s historic character and environment.
- 3) Economic vitality will be promoted to provide jobs, services, revenues and opportunities.
- 4) Pasadena will be promoted as a healthy family community.
- 5) Pasadena will be a city where people can circulate without cars.
- 6) Pasadena will be promoted as a cultural, scientific, corporate, entertainment and education center for the region.
- 7) Community participation will be a permanent part of achieving a greater city.

While the General Plan is the “blueprint” for Pasadena, the Specific Plan implements the General Plan and guides community development in a defined geographic area. The Fair Oaks/Orange Grove Specific Plan is one of seven specific plan areas identified for special treatment in the General Plan.

The *General Plan Vision* for the Fair Oaks/Orange Grove area emerges from a community and historic need to revitalize and transform this area of northwest Pasadena into a lively, attractive, and economically viable community. The goal is to restore the area’s sense of place and reestablish it as one of the most important “livable communities” and business corridors in the City with mixed-use, retail, residential, and employment within walking distance of one another.

1.4 Redevelopment Project Areas

A large portion of the Specific Plan area is in the Fair Oaks Avenue and Villa – Parke Redevelopment Project areas, as shown in the maps contained in the Appendix. The City has eight redevelopment project areas which have been specifically targeted for revitalization, enhancement, or intensification. Plans are prepared for these areas with the intent of achieving desired development objectives. The goals and objectives for the Fair Oaks Avenue and Villa Parke Redevelopment Plans are further advanced by the Specific Plan and include:



- Elimination and prevention of the spread of blight;
- Preservation of historical and architecturally unique resources;
- Creation of conditions that will result in the reduction of crime and increased public safety;
- Enhancement of the delivery of human services programs;
- Retention and expansion of existing businesses;
- Creation and development of local job opportunities and the preservation of the area's existing employment base; and
- Re-planning, redesign and development of undeveloped/vacant areas that are stagnant or improperly utilized.
- The development or strengthening of adequate buffering between land uses and the prevention of intrusions of incompatible uses.
- The provision of decent, safe and sanitary housing and elimination of overcrowding.

An amendment to the Fair Oaks Avenue Redevelopment Plan and the Villa Park Redevelopment Plan will be implemented after the land use recommendations of the Specific Plan are adopted by the City Council.

1.5 The Community Vision

The Community Vision for the Plan area emerged from an intensive community participation and outreach effort and identifies a number of specific objectives for the future. The Community Vision also advances the General Plan Vision for the Fair Oaks/Orange Grove area. The Vision is framed by three key themes: economic development, quality-of-life, and neighborhood beautification.

Economic Development

Attract new businesses and help retain existing businesses

Provide for mixed-use projects that integrate non-residential and residential space

Provide for restricted light industrial uses that generate employment

Provide for a variety of housing (single family, multi-family, and senior)

Provide infrastructure linkages between Fair Oaks/Orange Grove and Old Pasadena

Quality of Life

Provide places for community gathering

Ensure appropriate transitions between commercial, light-industrial, and residential development

Enhance public safety

Encourage pedestrian-friendly development – places where people can move about by walking

Provide areas for a school, childcare, job training and youth programs

Encourage development that supports a desirable street environment

Preserve the existing adjacent residential neighborhoods

Neighborhood Beautification

Enhance streetscapes, including lighting and landscaping

Establish and implement development standards and design guidelines

Increase delivery of services, such as street cleaning and trash pick-up

Strengthen code enforcement, encourage property maintenance

Consider use of vacant lots for mini-parks, playgrounds or parking

Preserve historic structures



1.5.1 Themes Shaping the Vision – Economic Development

Economic development is the cornerstone of the General Plan's vision for the Specific Plan area. The goal is to economically revitalize the area and attract private investment by capitalizing on the existing qualities and inherent strengths of the Specific Plan area. Existing strengths include proximity to vital commercial, retail, office and residential clusters inside and outside Pasadena, accessibility to local arterials as well as the regional freeway network, existing workforce, and existing physical resources. Strategic public investment on public improvements and a catalytic development project have the potential to improve the image of the area and attract additional private investment. The success of the Specific Plan vision will ultimately depend upon the implementation of economic measures designed to capture the area's full potential among private sector developers.

A high-quality and well-implemented development project in a prominent location has the potential to draw attention to other development opportunities among private investors. To foster such a development, the City could engage in a joint development effort with the private sector to build a high-quality commercial, light-industrial, and/or housing development. Typical options for City involvement in such a catalytic project could include assistance with land acquisition or funding assistance.

Existing commercial development continues to be viable serving the local community, however, economic studies for the area show that short-term demand for additional commercial development is limited. Land values for the commercial retail market are priced above the competitive market in surrounding San Gabriel Valley cities, which has caused stagnation in development of this area. Although there has been a decreasing demand for industrial space in the study area for the past several years, the long-term prognosis is uncertain so the plan provides for the continuance of a limited number of these uses as appropriate to the Specific Plan area.

Overall, low land value for existing developments could be one of the key factors to attract private companies to the area. Land values for the commercial office market are currently lower in the plan area compared to other parts of the City. If this trend continues, the plan area has a prime opportunity to serve an important market. According to a recent economic study, however, there is a relatively high cost for new development of office space in the area due to the combined cost of land acquisition (usually with existing structures) and site preparation costs such as engineering. Below-market rent potential, increased development cost, and physical constraints in some cases (parcel size, depth, topography) represent feasibility constraints. Public assistance with land acquisition in the near term has the potential to offset these costs and make the area more attractive to potential investors.

Marketing the Specific Plan area as a "good place to do business" is also important to its vitality. Essentially, the key to success of this area is to transform it into a well-known and cost-effective location for new businesses. Currently, the varieties of businesses in the Specific Plan area are as diverse as



the people it serves. There also continues to be a growing need for housing and job opportunities in the area. To the extent that the Specific Plan can help create a viable environment to meet this need, and for future development to meet the need for new development of all kinds, residents living within and around the area will benefit which will result in a stronger economy for all.

1.5.2 Themes Shaping the Vision – Quality of Life

The greater Fair Oaks/Orange Grove community has consistently embraced the quality of life theme as a major priority. Quality of Life is best defined as evidence of a community's well being. A recent study prepared for the City entitled "The Quality of Life in Pasadena 1998, An Index for the 90s and Beyond" outlines the ingredients for a high-quality, health community:



Figure 1.2 Community open spaces such as Robinson Park are important assets of the community quality of life.

A healthy community is determined by economic, social, individual, and environmental factors that contribute, in an independent way, to the functioning of community systems. Each of these factors alone has the capacity to affect the quality of our lives and well-being. Together they can make or break the health of a community. From our annual incomes, air quality, and how safe we feel in our neighborhoods to the myriad ways we respond to the stresses of daily life, quality of life is both affected by, and mutually affects, the health and functioning of the systems in which we live... Whether at the individual, group, organizational or community level, quality of life either adds to or subtracts from the energy, vitality and sustainability of systems.

The recommendations of the Specific Plan address significant environmental factors that contribute to community quality. Land use, open space and transportation are among the environmental elements which strongly affect daily function, and perceptions of quality on a day-to-day basis. By directing improvements to these areas, the Specific Plan seeks to improve the quality of life in the Fair Oaks/Orange Grove community.

1.5.3 Themes Shaping the Vision – Neighborhood Beautification

An attractive, high-quality neighborhood and commercial environment is inherent in the City of Pasadena's unique character and the cultural values of the community. The residents in the Specific Plan area have consistently expressed the desire to preserve and improve their neighborhoods. The character and aesthetic quality of the neighborhood environment are shaped by the public and private spaces in the neighborhood. This includes the streets, sidewalks, public parks, public libraries and community facilities, buildings, and private property visible from the street such as front yards, walkways and driveways. The Specific Plan provides design guidelines and development standards to encourage a high level of quality in the character and aesthetic environment of the neighborhood. A high-quality public environment inspires community pride



as well as a high-quality community image and identity to other. Investments in neighborhood beautification are visible to all, and have the cyclical effect of inspiring further investments and beautification efforts by others. This important component of the Specific Plan vision will ultimately contribute to the greater good of the City.

1.6 Community Participation – “Portrait of a Community-Based Document”

The community participation program that was performed to create this community-based document is best symbolized by its logo (as shown to the right). The logo highlights both the community and physical environment which were critical in guiding the direction of the Specific Plan.



The people figures represent all segments of the planning area, from its youth to its senior citizens. The buildings represent all the dwelling units and non-residential floor area identified for the study area. The triangle represents the three tiered community participation approach involving citizens living within the Specific Plan area, citizens living around the plan area, and the Coordinating Committee which guided the planning and public participation process. Sunrays outline the Fair Oaks/Orange Grove logo as the backdrop, symbolizing a “new beginning” for this promising area of Northwest Pasadena.

In an effort to grasp the range of issues that people were most concerned about and wished to address in the Specific Plan, in late 1998, the plan area was initially canvassed in strategic sections with one-on-one interviews with residents and business people. At that time, the three key *themes* began to emerge. Following these interviews, a Coordinating Committee was formed and began monthly meetings to guide the planning and public participation process with staff.



Figure 1.3 Numerous community members participated in planning sessions and community meetings for the Specific Plan.

Following the kick-off community meeting in February 1999, *Round Table Sessions* and *Business Focus* group meetings were held to enlist more community input at a detailed level. In another effort to maximize community participation, staff went to the community and conducted 22 community meetings with



neighborhood associations and/or community organizations during spring 1999. The summer and fall brought additional community meetings needed for staff and the consultants to shape community input to develop the plan. The Specific Plan sketch plan was generated in the summer of 2000 to provide the basis of the planning recommendations to be developed for the Specific Plan. The draft Specific Plan and draft environmental impact report (EIR) were circulated for review by City commissions, committees and public review in the summer of 2001. The current draft was revised to respond to the comments expressed during the public review period.

1.7 Overview of How the Specific Plan Works

The continuing theme throughout the Specific Plan is to keep the community foremost in every aspect of the revitalization strategy as it is developed. At the same time, the plan requires a partnership between the community and the City in order to be successful. Implementation of the plan's vision will rely on a systematic and coordinated approach to the economic development strategy, detailed development standards, design guidelines, and land use regulations. These important Specific Plan features are consistent with the goals and policies set forth in Pasadena's Comprehensive General Plan, which establishes a vision for the entire City. Components of plan implementation, including specific projects and activities are listed in the Implementation Chapter.

1.8 Organization of the Specific Plan

The Fair Oaks/Orange Grove Specific Plan is organized into eight chapters. The information contained within each chapter is as follows:

Chapter 1.0 – Introduction

This chapter covers the purpose of the Specific Plan, guiding community principles, the General Plan Vision and Community Vision, and the relationship of the Specific Plan to other regulatory documents.

Chapter 2.0 – Community Character

Includes the history of the Specific Plan area, the local and regional context, historic resources, existing cultural resources, existing zoning and parcel information.

Chapter 3.0 – Economic Strategy

This chapter provides an overview of economic trends for the region and the Specific Plan area, and also presents the economic revitalization approach and strategy for the Specific Plan area.

Chapter 4.0 – Land Use Strategy

This chapter provides the general and district-specific land use recommendations for the Specific Plan.

**Chapter 5.0 – Community Design**

This chapter provides the development standards and design guidelines for the public realm and a streetscape concept, as well as development standards and design guidelines for the private realm.

Chapter 6.0 – Mobility

This chapter describes the existing street, transit, parking and pedestrian conditions in the Specific Plan area, discusses existing mobility objectives relevant to the area, and provides recommendations for improvements to the street, transit, parking and pedestrian systems.

Chapter 7.0 – Utilities and Infrastructure

This chapter describes existing conditions of utilities and infrastructure support in the Specific Plan area including water, wastewater, solid waste, drainage, public safety, schools, fire protection, and energy.

Chapter 8.0 – Implementation Plan

This chapter provides a discussion and table of the strategies, actions, and costs for implementing the Specific Plan.

2.0 COMMUNITY CHARACTER AND EXISTING CONDITIONS



2.0 COMMUNITY CHARACTER

2.1 History of the Fair Oaks/Orange Grove Area

Some of the earliest subdivisions occurred in the Fair Oaks/Orange Grove area of Pasadena. Most of these early subdivisions and developments occurred prior to 1905.

During this early period, local neighborhood businesses served most of the needs of the area residents. Small retail and service-oriented businesses, such as grocers, tailors, and hardware suppliers created the commercial district along Fair Oaks and Orange Grove. Many of the supplies needed by local laborers were provided by local establishments, such as the lumber store on Fair Oaks and Villa. By the early 1900s, the establishment of several churches, and many small businesses in the Northwest provided for a self-sustaining community just north of the Central Business District. Even today, this commercial district continues to function as an important service provider for the area.

The Fair Oaks/Orange Grove Specific Plan area was part of a working class neighborhood with a racially and ethnically diverse population. While originally the working people were primarily farmers and farm workers, by about 1910, most of the residents were employed in labor and service jobs including carpenters, milliners, clerks, drivers, motormen (for Pacific Electric), and mail carriers.

According to a historic research project on this area, “The neighborhood is important as an early example of an ethnically, racially diverse working class community, perhaps the only known one, and it is one of possibly two or three intact working class neighborhoods from the period 1885-1930 extant in the Los Angeles area.”

The Great Depression created transition in the Northwest. The area was challenged by difficult economic conditions marked by dwindling home ownership opportunities and deficiencies in City services. Though the economy eventually recovered and America enjoyed an economic boom in the years following World War II, this prosperity would bring mixed results to the Fair Oaks/Orange Grove area. The automobile was becoming increasingly integral to American life, and passage of the National Defense and Interstate Highway Act of 1956 fueled an emerging construction boom for highways and freeways. The act provided funding for the Foothill Freeway (I-210), which was constructed between the Northwest community and downtown Pasadena in the 1960s.

In 1964 the City instituted the Redevelopment Plan for the Fair Oaks Redevelopment Project Area (formerly the Pepper Project). This plan facilitated the construction of the Kings Villages consisting of 313 apartment units in 1971, and that of La Pintaresca Housing complex with 64 apartment units in 1970. The King’s Plaza opened in 1975 with the Boy’s Market as its anchor.

In an effort to revitalize the Fair Oaks corridor in Northwest Pasadena, the city identified the intersection of Orange Grove and Fair Oaks as both a key center of commercial activity and a “gateway” into the area. A Master Plan for the area



was developed in 1991. The plan concentrated on revitalizing the shopping center on the southwest corner of the intersection, and further identified the need to improve the design and facades of buildings in the area. The creation of the Fair Oaks Renaissance Plaza with Vons grocers as the anchor, and a mixed-use, retail/ housing project on the northeast corner of Raymond and Orange Grove were major successes of the plan. The Renaissance Plaza is now a major focal point in the Specific Plan area.

2.2 Local and Regional Context

The Specific Plan area consists of a two and a half (2 ½) mile long corridor along North Fair Oaks Avenue, which in addition to framing the Plan area, serves as a major north-south access road through Pasadena, connecting to South Pasadena and Altadena. Orange Grove Boulevard, which is an approximately one mile segment of the Specific Plan, is a local corridor, providing east-west access throughout the City of Pasadena.

The Fair Oaks/Orange Grove Specific Plan area is located in the area known as Northwest Pasadena. To the north of Northwest Pasadena are Altadena and the Angeles National Forest and directly to the west is the City of Glendale. Other cities surrounding Pasadena include Eagle Rock, South Pasadena and San Marino to the south and Aracdia and Sierra Madre to the east. Due to the prominence of North Fair Oaks Avenue as a north-south corridor and the extension of the Specific Plan to the Pasadena border, the Plan area serves as the gateway between Pasadena's Central District (particularly Old Pasadena) and Altadena and other areas to the north.

Regionally, the City of Pasadena is located within the San Gabriel Valley region, of the Los Angeles basin. Figure 2.1 shows the relationship of the Fair Oaks/Orange Grove Specific Plan area to both the City and the San Gabriel Valley region. The Specific Plan area is also located near major regional highways, including the 210 Freeway which runs east-west as it passes directly south of the Plan area and curves northward just west of Fair Oaks Avenue. The 134 Freeway continues its east-west trajectory, connecting the San Fernando Valley to the west with the San Gabriel Valley to the east.

2.3 Demographic Profile – Census 2000

Population data from the Census 2000 for the City, the Northwest area and estimates for the Specific Plan area are shown below in Table 2-1. Only limited Census 2000 data were available at the time of the Specific Plan preparation. It should be noted that estimates for the Specific Plan area are significantly greater than the actual population because a Census block is larger than the Plan area and consists of five to ten times the number of parcels. Using an alternative population calculation method results in a total population count of 3,116 persons. (The alternative method involves multiplying the number of dwelling units – 1,005 according to the parcel inventory – by the average household size in the Northwest area – 3.1.)

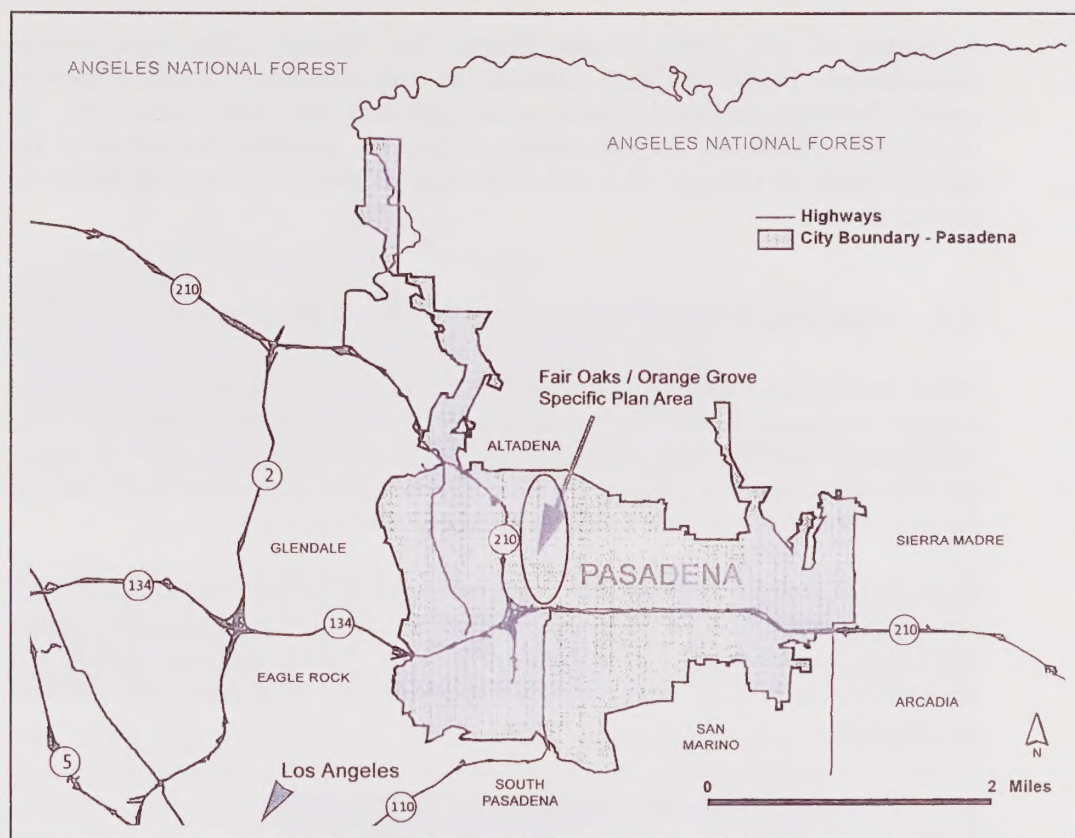


Figure 2.1 Regional Map

Table 2-1
TOTAL POPULATION BY ETHNICITY, AGE GROUP AND PLANNING AREA

	Pasadena		Northwest Area		Fair Oaks / Orange Grove SP Area	
	1990	2000	1990	2000	1990	2000
Total Population	131,591	133,936	46,440	48,685	10,285	10,267
Population by Ethnicity:						
Hispanic	35,912	44,734	21,430	27,845	5,142	6,599
Non Hispanic	95,679	89,202	25,010	20,840	5,143	3,668
Black	24,952	19,319	17,268	12,408	4,222	2,407
Black Non Hispanic	23,391	18,711	16,065	12,024	3,792	2,330
Adult Population by Ethnicity						
Over 18, Hispanic	24,124	29,721	13,551	17,469	3,163	4,048
Over 18, Non Hispanic	78,484	73,259	18,731	15,736	3,653	2,698
Over 18, Black	17,661	13,836	11,935	8,540	2,774	1,614
Over 18, Black Non Hispanic	16,641	13,479	11,149	8,324	2,479	1,562
Over 18, Total	102,608	102,980	32,282	33,205	6,816	6,746

According to the 2000 Census figures, the Specific Plan area houses approximately 10,000 residents. Overall, the total population change in each of regions listed has remained relative unchanged since the 1990 Census tally. In the Specific Plan area, the percentage of Hispanic residents has increased by approximately 28 percent, while the percentage of Black residents has fallen by over 42 percent.

2.4 Historic Preservation/Architectural Resources

There are 80 sites within the Specific Plan area that were identified as potential historic resources based on factors such as age, historic significance, and architectural significance. Sites that have been identified to be eligible for either the National Register of Historic Places or for designation as a local landmark are listed in Table 2-2, and their locations are shown in Figure 2.4.

Most notable among the properties surveyed is the is the La Pintoresca Park and Library (Figure 2.2). Both the library and park on this site are potentially eligible for listing on the National Register of Historic Places, and are eligible for designation as a City landmark for architectural, locational and cultural significance.



*Figure 2.2
La Pintoresca Library
and Park are
highlights of the
Historic Architectural
and Cultural
Resources in the
Specific Plan area.*

In 1897, La Pintoresca Park and Library was the site of the 100-room Painter Hotel (Figure 2.3). The three-story Victorian hotel was the northern link in the trio of upscale resort hotels along Raymond Avenue: the Raymond, the Green and the Painter. These hotels were frequented by many wealthy patrons who wintered in Southern California. In 1905, the hotel changed hands, and the new owner called it La Pintoresca, Spanish for painter or picturesque, referring both to the former name (Painter Hotel) and its attractive setting. Although the hotel was destroyed in a fire in 1912, many of the trees and plant materials were saved and are part of the present park landscape.

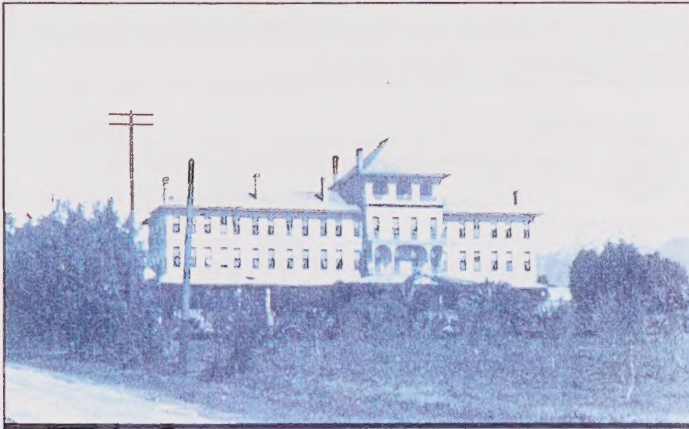
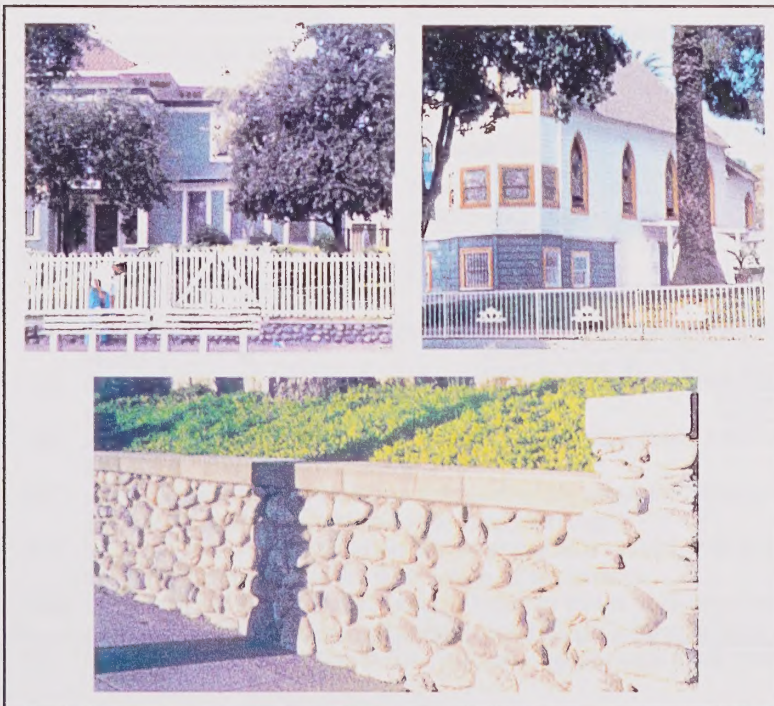


Figure 2.3
The Painter Hotel, 1895

In 1930 the City established a branch library on the site of the former La Pintaresca Hotel. During the 1950s, the library began expanding its services to accommodate the growing diversity in the region. By the 1960s, the library had become a community meeting place for discussing and addressing social issues.

The library has been one of the five most active branches in Pasadena and presently serves as a community information center, gathering place and cultural center. Due to the strong support from the neighborhood residents, it survived three closure and relocation attempts in the 1970s. Both the library and park are potentially eligible for listing in the National Register of Historic Places. They are also eligible for designation as a City Landmark for the library's architectural significance, its location, and its important contribution to the cultural diversity of the northwest community in Pasadena.



Evidence of the neighborhood's history can be found in some of its buildings and details.

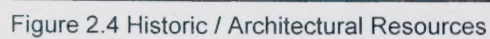




Table 2-2
PROPERTIES IDENTIFIED AS POTENTIAL OR DESIGNATED HISTORIC RESOURCES IN THE
FAIR OAKS/ORANGE GROVE SPECIFIC PLAN AREA

ADDRESS	BUILDING NAME/USE	YEAR BUILT	ARCHITECT/BUILDER	NRHP CODE
132 West Claremont Street	Residential	1934		6Z
136 West Claremont Street	Residential	1940		5S3
183 West Claremont Street	Residential	1915	E.W. Griffin - builder	5S3
8 Esther Street	Residential	1928	Leland Bryant - builder	4S2
9 Esther Street	Residential	1920	John Osthoff - builder	5D1
15-17 Esther Street	Residential	1924	John Osthoff - builder	5D1
21 Esther Street	Residential	1916	John Osthoff - builder	6Z
33 Esther Street	Residential	1896	Charles E. Menning - builder	5D1
38 Esther Street	Residential	1924	William J. Seaton - builder	5D1
41 Esther Street	Residential	1898	Charles E. Menning - builder	5D1
46 Esther Street	Residential	1904		5D1
473, 475 North Fair Oaks Avenue	Commercial	1910	Samuel Carlos Crabtree - builder	6Z
524 North Fair Oaks Avenue	Commercial, Retail, Residential	1896, 1950		5S1
534 North Fair Oaks Avenue	Commercial, Retail and Residential	1888, 1924		6Z
542-544 North Fair Oaks Avenue	Commercial, Retail	1923, 1949	Isidore Carroll - builder	5S3
566-572, 574-578 North Fair Oaks Avenue	Residential	1923	Pat R. Cub - architect Andrew C. Leich - builder	5D1
584 North Fair Oaks Avenue	Residential	1905	John Osthoff - builder	5D1
587 North Fair Oaks Avenue	Residential	1905	Osthoff & Crocker - builder	5D1
590 North Fair Oaks Avenue	Residential	1905	John Osthoff - builder	5D1
599 North Fair Oaks Avenue	Commercial	1903	John T. Houseman - builder	5D1
600 North Fair Oaks Avenue	Residential	1904	Joseph J. Blick - architect Eckford D. Tyler - builder	5D1
604 North Fair Oaks Avenue	Residential	1889		5D1
612 North Fair Oaks Avenue	Residential	1889		5D1
748-750 North Fair Oaks Avenue	Decker House/ Commercial, Residential, Mixed Use	1892	Richard Woods - builder	5S1
761-773 North Fair Oaks Avenue	Anderreg House/ Residential	1904	J.J. Blick - architect A.B. Terrill - builder	5S3

- 3D** Contributor to a district that has been fully documented according to OHP instructions and that appears eligible for listing.
- 4S2** May become eligible for the National Register when more historical or architectural research is performed on the property.
- 5S1** Is not eligible for the National Register but is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.
- 5S3** Is not eligible for the National Register or for separate listing or designation under an existing local ordinance but is eligible for special consideration in local planning.
- 5D1** Is not eligible for the National Register but is a district that is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.
- 5D3** Is a contributor to a fully documented district that is unlikely to be designated as a local historic district, overlay zone, or preservation area but is eligible for special consideration in local planning.
- 6Z** Found ineligible for listing in the National Register by a local agency; ineligible for local designation.



**Table 2-2
PROPERTIES IDENTIFIED AS POTENTIAL OR DESIGNATED HISTORIC RESOURCES IN THE
FAIR OAKS/ORANGE GROVE SPECIFIC PLAN AREA**

ADDRESS	BUILDING NAME/USE	YEAR BUILT	ARCHITECT/BUILDER	NRHP CODE
840-842 North Fair Oaks Avenue	Doane House/ Residential	1894/1920	Elijah Doane - builder	5S1
867-875 North Fair Oaks Avenue	Tolley property/ Commercial, Retail	1924	Harold Bissner - architect Edgar Bell - builder	5D3
889-893 North Fair Oaks Avenue	Delgado property/ Commercial, Retail	1926	U.S. Gordon - architect	5D3
895-899 North Fair Oaks Avenue	Tolley property/ Commercial, Retail	1926	Shellon Gordon - architect	5D3
1062, 1064 North Fair Oaks Ave	Saint Barnabas Episcopal Church	1933	Leslie H. Lippiatt - architect Sidney A. Hyman - builder	5S1
1377 North Fair Oaks Ave	Berry & Sweeny Pharmacy	1931	Orlapp and Orlapp	5S3
1400 North Fair Oaks Avenue	La Pintoresca Park/ Recreational (Library at 1335 N. Raymond on same site)	1924		5S1
1411 North Fair Oaks Avenue	Residential	1900		5S3
1421 North Fair Oaks Avenue	American Legion Post #536/ Residential	1904	Clifford Towers (alterations)	5S3
1429 North Fair Oaks Avenue	Great Mount Zion Church/ Institutional	1905		5S3
1455 North Fair Oaks Ave	Woods Valentine Mortuary/ Commercial	1963	Woods Construction Co. - builder	5S3
1489-1493 North Fair Oaks Ave	International Church of the Foursquare Gospel/ Iglesia Cuadrangular, Institutional	1924/ c1935		5S3
1561-1569 North Fair Oaks Ave	Commercial, Mortuary	1927	Benedict and Gingrich - builder	5S1
1646 North Fair Oaks Avenue	Residential	1923		5S3
1695 North Fair Oaks Avenue	Honda Shin Nursery/ Residential	1900		5S3
1703 North Fair Oaks Avenue	Commercial, Nursery	1948		5S3
1753 North Fair Oaks Avenue	Fair Oaks Manor/ Institutional, Residential Care	1927		5S3
1761 North Fair Oaks Avenue	Residential	1912		5S3
1971 North Fair Oaks Avenue	Residential	unknown	Glenn Elwood Smith	5S3
1979 North Fair Oaks Avenue	Residential	1923	L.A Lumbermann Association	5S3
654-662 Lincoln Avenue	Commercial	1922		5S3
99 East Orange Grove Bl	Henry G. Peabody House/ Commercial, Retail & Residential, Mixed Use	1903	A.S. Glidden - builder	5S3
104 East Orange Grove Bl	Residential	1900		5D1
107-109 East Orange Grove Bl	Residential	1903	A.S. Glidden - builder	6Z
115 East Orange Grove Bl	F J Farr House/ Residential	1905	F.J. Farr - builder	5S3



Table 2-2

**PROPERTIES IDENTIFIED AS POTENTIAL OR DESIGNATED HISTORIC RESOURCES IN THE
FAIR OAKS/ORANGE GROVE SPECIFIC PLAN AREA**

ADDRESS	BUILDING NAME/USE	YEAR BUILT	ARCHITECT/BUILDER	NRHP CODE
255 East Orange Grove Bl	Residential	1895		5S3
259 East Orange Grove Bl	Residential	1895		5S1
303 East Orange Grove Bl	Residential	1905		5S3
317 East Orange Grove Bl	Commercial, Retail	1928		5S3
350-352 East Orange Grove Bl	Commercial, Residential	1908		5S3
366 East Orange Grove Bl	Residential	1911		5S3
379 East Orange Grove Bl	Iglesia Del Dios Vivo/ Institutional, Church	1914	John Osthoff	5S1
415 East Orange Grove Bl	Lamb Funeral Home/ Mortuary & Funeral Services, Commercial	1929	E.A. Chenlund - architect William Crowell - builder	5S1
445 East Orange Grove Bl	Commercial sign at Orange Grove Shopping Center	1959		5S1
769-773 North Orange Grove Bl	William Crowell Residence, Pacific Oaks College, Residential	1903	William Crowell - architect	5S1
789 North Orange Grove Bl	James Tuttle House, Residential	1907	J.D. Tuttle - builder	5S3
799 North Orange Grove Bl	Residential	1923	S.D. Mills - architect	5S3
823 North Orange Grove Bl	Residential	1923		5S3
831 North Orange Grove Bl	Theodore Crane House	1904	Theodore Crane - builder	5S3
893 North Orange Grove Bl	Residential	c1900		5S3
6-12, 14-22 East Peoria Street	Residential	1922	McDowell - architect John Cottrill - builder	5D1
24 East Peoria Street	Residential	1910	Houseworth Building Co. - builder	5D1
36, 36 1/2 East Peoria Street	Residential	1913	Will A. Taylor - builder	5D1
40-42 East Peoria Street	Residential	1921	Bell & Smith - builder	4S2
44 East Peoria Street	Residential	1912	Walter A. Waldock - builder	5D1
30 West Peoria Street	Residential	1907	John H. Eikenbery - builder	5D1
60 Pepper Street	Residential	1908	H.L. Ellsworth & Co. - builder	5S3
99 Pepper Street	Residential	1912	E. Livermore Carey - builder	5S3
163 Pepper Street	Residential	1926		5S3
675 North Raymond Avenue	Residential	1912	Louis B. Easton	5S1
676 North Raymond Avenue	Residential	1907		5D1
688 North Raymond Avenue	Residential	1895		5D1
1335 North Raymond Avenue	La Pintoresca Library, Institutional	1930	Bennett & Haskell - architect	4S2
1230 Sunset Avenue	Residential	1923		5S3
96 West Villa Street	Residential	1890		3D



2.5 Parcel Patterns – Parcel Shapes, Sizes, Topography and Ownership Pattern

2.5.1 Shape

The majority of the Fair Oaks/Orange Grove Specific Plan area is comprised of small, narrow lots, originally intended to be developed as single-family home sites, or in the case of commercial parcels, as traditional storefronts on major streets. It is not unusual to find lot widths in the Specific Plan area in the range of 50 to 70 feet. Even though some lots have been combined and reorganized, the basic pattern persists today and helps give the area its older, established flavor.

The street pattern in this part of Pasadena is generally rectangular, on a north-south orientation. However, a grid of blocks with diagonal orientation intrudes west of the Fair Oaks/Orange Grove intersection. Where the two grids meet, some parcels have irregular, diagonal boundaries. The resulting irregular lots are more challenging to build on, since the most economical buildings plan are rectangular in layout. Angled lot lines cut into the buildable area of parcels, making development less efficient and therefore, more costly – and less attractive to potential developers.

Throughout the Specific Plan area, some of the original lots have been joined to create larger parcels that can accommodate parking and larger building footprints. For some uses, the merged parcels lend themselves to better potential development than the original parcels.

2.5.2 Parcel Sizes

In the La Pintaresca Neighborhood Corridor (District 1), the larger parcels (ranging from .42 to 1.92 acres) are occupied by the Pasadena Health Center and several residential care facilities. In contrast, parcels occupied by commercial uses (retail and shops) are mostly small, ranging from 3,186 square feet (.07 acres – with dimensions of 18'x177') to 27,750 square feet (.64 acres – with dimensions of 175'x185'). Parcels occupied by multi-family residential units range in size from 5,875 (.14 acres) to 22,540 square feet (.52 acres), with an average size of 13,150 square feet (0.30 acres). Single-family lots average 9,200 square feet (0.21 acres).

The Robinson Park District (District 2) is dominated by large parcels occupied by industrial businesses, large residential developments and community facilities. For example, four industrial uses in this district occupy a total of 8.41 acres, including the Pasadena Business Park on the east side of Fair Oaks Avenue between Claremont and Hammond (that houses Castle Press, Digital Print Solutions, and the Urban League), Gourmet's Fresh Pasta to the south, and Schry Cases and Bernstein Visual Design on the west side of Fair Oaks south of Robinson Park. Also located in District 2 are Kings Villages which occupies 30.79 acres and contains 354 units, and La Pintaresca Housing which contains 64 units in 2.41 acres. The largest parcel in the District is Robinson Park with 6.67 acres.



The Renaissance Commercial District (District 3) has a wide range of parcel sizes and land uses. This area includes a few large parcels, such as the multi-tenant Fair Oaks Renaissance Plaza, the US Postal Service Building on Lincoln, and the 256,568 square feet (5.9 acres) Community Arms residential development. Most parcels, however, are small and narrow. The majority of parcels are smaller than .5 acres in size with some parcels as small as 2,275 square feet (.05 acres). The average parcel size for the whole District is 13,540 square feet (.31 acres).

2.5.3 Topography

Due to its location at the base of the mountainous Angeles National Forest, the Specific Plan area slopes gradually upward to the north. North of Howard Street, the land also slopes up towards the east, rendering the parcels on the east side of Fair Oaks Avenue higher than street level. Conversely, the parcels on the west side of Fair Oaks slope downward and are lower than the street level at the rear of the parcels. South of Howard Street, the topography begins to level off, such that parcels on either side of Fair Oaks Avenue are relatively flat, with only a slight slope downward towards the south. In the area north of Howard Street, the east-west topographic changes in the landscape coupled with the long and narrow parcel shapes can make maximum utilization of the land (and economic feasibility of development) a challenge.

2.5.4 Ownership

Los Angeles County Assessor's Office data reveal that most of the parcels are under individual ownership. No pattern of consolidated ownership is evident. Diverse ownership is a disadvantage in the sense that redevelopment is easier where land ownership is already consolidated. Development is made more difficult where potential developers must go through the additional steps of land assemblage, negotiating with and getting the cooperation of multiple owners. Therefore, the small lots of independent ownership that characterize much of the Specific Plan area, while beneficial in terms of having a diverse owner representation, is a disadvantage from the standpoint of attracting developers who prefer ample sites. Small, shallow lots are particularly uneconomic for uses requiring large, flat sites, such as industrial and large-scale retail development.

2.6 Existing Zoning Districts and Existing Developments/ Land Uses

The Specific Plan area is approximately 171 acres and includes a total of 408 parcels. There are approximately 1.8 million square feet of non-residential building floor area on approximately 50 acres, over 1,000 residential units on approximately 65 acres, and a total of 19 vacant parcels throughout the Specific Plan area. The majority of properties in the Specific Plan area are characterized by small parcel sizes, with narrow frontage or shallow dimension.

There is a wide variety of land uses throughout the Specific Plan area, with some uses not matching the zoning of the parcels they occupy. While diversity could



offer a wide range of opportunities for economic prosperity, the location and rhythm of uses play a crucial role in determining the direction of future development in the community. Figures 2.5 and 2.6 show the existing zoning districts and actual land uses in the entire Specific Plan area. Tables 2-3 and 2-4 provide an inventory of existing zoning districts (acreage, parcels, etc.) and compare the zoning district area to the land area actually occupied by uses typical of that zone. As described in the following sections, each district features its own existing land use patterns and land use challenges.

2.6.1 La Pintoresca Neighborhood Corridor (District 1) - Existing Zoning Pattern and Land Uses

Fair Oaks Avenue from City boundary to Washington Boulevard

This segment of Fair Oaks Avenue is less than one mile long and incorporates 43 acres of land, divided into a total of 109 parcels. Figure 2.7 shows the current zoning districts along the corridor, and Figure 2.8 shows the actual land uses.

Table 2-4 shows that 29.86 acres in the La Pintoresca Neighborhood Corridor (District 1) are zoned for multi-family residential uses (RM-16 and RM-32). However, only 6.02 acres are actually built with multi-family residential use (with a total of 151 units). There are no single-family (RS) zones in this district but 18 single-family residences are currently located on 3.34 acres. With the 6 units in mixed-use development, there is a total of 175 dwelling units in the District.

About 21 acres in the District are developed with a mixture of institutional uses, including twelve privately-operated residential care facilities (such as convalescent hospitals, long-term health care, and nursing homes), nine churches, the Boys and Girls Club and a few non-profit, community-serving agencies. The Pasadena Community Health Center and the recently approved senior housing project are in parcels zoned PS (Public and Semi-public.).

The total of 6.48 acres are zoned for commercial use. A majority of that area, 5.44 acres, is currently occupied with commercial development. A commercial district is located at the Fair Oaks/Montana node and another at the Fair Oaks/Washington node, across from La Pintoresca Park and Library.

There are six vacant parcels in multi-family residential zones in District 1, five of them on the west side of Fair Oaks Avenue within the RM-16 district, and one on the east side within the RM-32 district.

Issues on Existing Land Uses

The prevalence of residential care facilities (such as convalescent hospitals, nursing homes, etc.) has been a concern among the area residents in that they detract from the residential character of the area. The City's General Land Use Policy 14.5 (Impaction) addresses this concern by prohibiting certain specific institutional uses throughout the Northwest area. The Specific Plan advances the intent of this policy by prohibiting establishment of more of these uses.

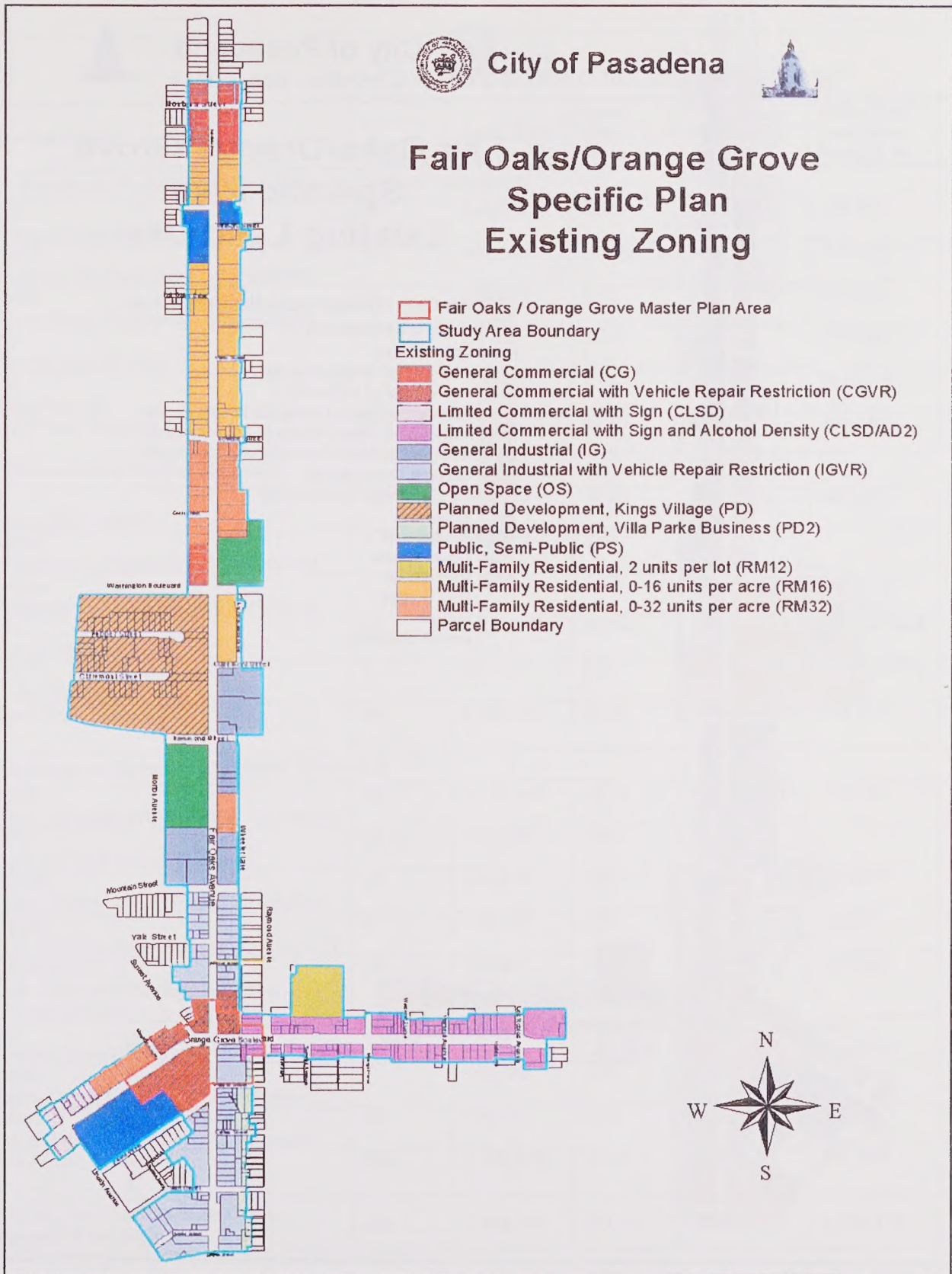


Figure 2.5 Existing Zoning for the entire Specific Plan Area



Figure 2.6 Existing Land Use for the entire Specific Plan Area



**Table 2-3
FAIR OAKS / ORANGE GROVE ZONING DISTRICT INVENTORY**

Zoning District	Parcels	Land Area, sf.	Land Area, acres	Residential Units	Bldg Floor Area (Non- Resid.), sf.	Institut'l, No. of Beds
La Pintoresca Residential Neighborhood Corridor (District 1)						
CG (General Commercial)	25	282,380	6.48	17	107,436	
RM16 (Multi-Family Residential, 16 units/acre)	59	946,938	21.74	114	258,131	698
RM32 (Multi-Family Residential, 32 units/acre)	22	353,631	8.12	44	81,665	228
PS (Public, Semi-Public)	2	93,700	2.15	0	207,340	
OS (Open Space)	1	191,832	4.40	0	Unknown	
Sub-Total, District 1	109	1,868,480	42.89	175	654,562	926
Robinson Park District (District 2)						
IG (General Industrial)	13	605,449	13.90	0	258,095	
RM16 (Multi-Family Residential, 16 units/acre)	1	104,980	2.41	64		
RM32 (Multi-Family Residential, 32 units/acre)	2	64,150	1.47	0	JRC – Not available	
PD (Kings Villages)	47	1,339,246	30.74	354	Not available	
OS (Open Space)	1	290,545	6.67	0	Not available	
Sub-Total, District 2	64	2,404,371	55.20	418	258,095	
Renaissance Commercial District (District 3)						
IGVR (Gen. Industrial w/Veh. Repair Restriction)	86	1,122,085	25.76	89	456,530	
PD2 (Villa Parke Business Overlay)	24	113,075	2.60	16		
CGVR (Gen. Comm. w/Veh. Repair Restriction)	27	370,010	8.49	26	103,476	
CLSD (Ltd. Commercial w/Sign Density Overlay)	9	108,872	2.50	2	18,803	
CLSD/AD2 (Ltd. Commercial w/Sign & Alcohol Density Overlay)	73	755,697	17.35	109	266,923	
PS (Public, Semi-Public)	6	336,663	7.73	0	Not Available	
RM12 (Multi-Family Residential, 2 units per lot)	1	256,568	5.89	133		
RM32 (Multi-Family Residential, 32 units/acre)	10	119,027	2.73	33	21,869	
Sub-Total, District 3	235	3,181,996	73.05	408	885,618	
TOTAL Fair Oaks/Orange Grove Specific Plan Area	408	7,454,847	171.14	1,005	1,798,275	926



**Table 2-4
ZONING DISTRICTS AND ACTUAL LAND USES BY DISTRICT**

Zoning District	La Pintesca Residential Corridor (District 1)		Robinson Park District (District 2)		Renaissance Commercial District (District 3)		Total		Percentage of Total Land Area	
	Acres						Acres		Percent	
	Zoning	Land Use	Zoning	Land Use	Zoning	Land Use	Zoning	Land Use	Zoning	Land Use
Zoning district: IG IG (General Industrial), IGVR (General Industrial with Vehicle Repair Restriction Overlay)	0.00	0.00	13.90	10.92	25.76	4.29	39.66	15.21	23.17	8.89
Zoning district: CG CG(General Commercial), CGVR (General Commercial w/Vehicle Repair Restriction Overlay), CLSD (Limited Commercial w/Sign District Overlay), CLSD/AD2 (Limited Commercial w/Sign District and Alcohol Density Restriction Overlay)	6.48	5.44	0.00	1.98	28.34	27.66	34.82	35.08	20.35	20.50
Zoning district: PS (Public, Semi-Public)	2.15	21.23	0.00	2.47	7.73	15.43	9.88	39.13	5.77	22.87
Zoning district: RM RM-16 (Multi-Family Residential, 16 units per acre), RM-32 (Multi-Family Residential, 32 units per acre), PD (MFR parcels in Kings Villages)	29.86	6.02	26.18	24.71	8.62	15.75	64.66	46.48	37.78	27.16
Zoning district: RS RS District, PD (Single Family Residential parcels within Kings Villages)	0.00	3.34	7.71	7.71	0.00	3.88	7.71	14.93	4.51	8.72
Roadway within PD (Kings Villages)	NA	0.00	0.74	0.74	NA	0.00	0.74	0.74	0.43	0.43
Zoning district: OS (Open Space)	4.40	4.40	6.67	6.67	0.00	0.00	11.07	11.07	6.47	6.47
Zoning district: PD2 (Villa Parke Business Overlay)	0.00	0.00	0.00	0.00	2.60	0.85	2.60	0.85	1.52	0.50
Mixed Use (zoning does not exist during Specific Plan preparation)	NA	0.98	NA	0.00	NA	2.48	NA	3.46	NA	2.02
Vacant Parcels	NA	1.46	NA	0.00	NA	2.53	NA	3.99	NA	2.33
Miscellaneous road widening	NA	0.00	NA	0.00	NA	0.18	NA	0.18	NA	0.11
Total Land Area (acres)	42.89	42.87	55.20	55.20	73.05	73.05	171.14	171.12	100%	100%

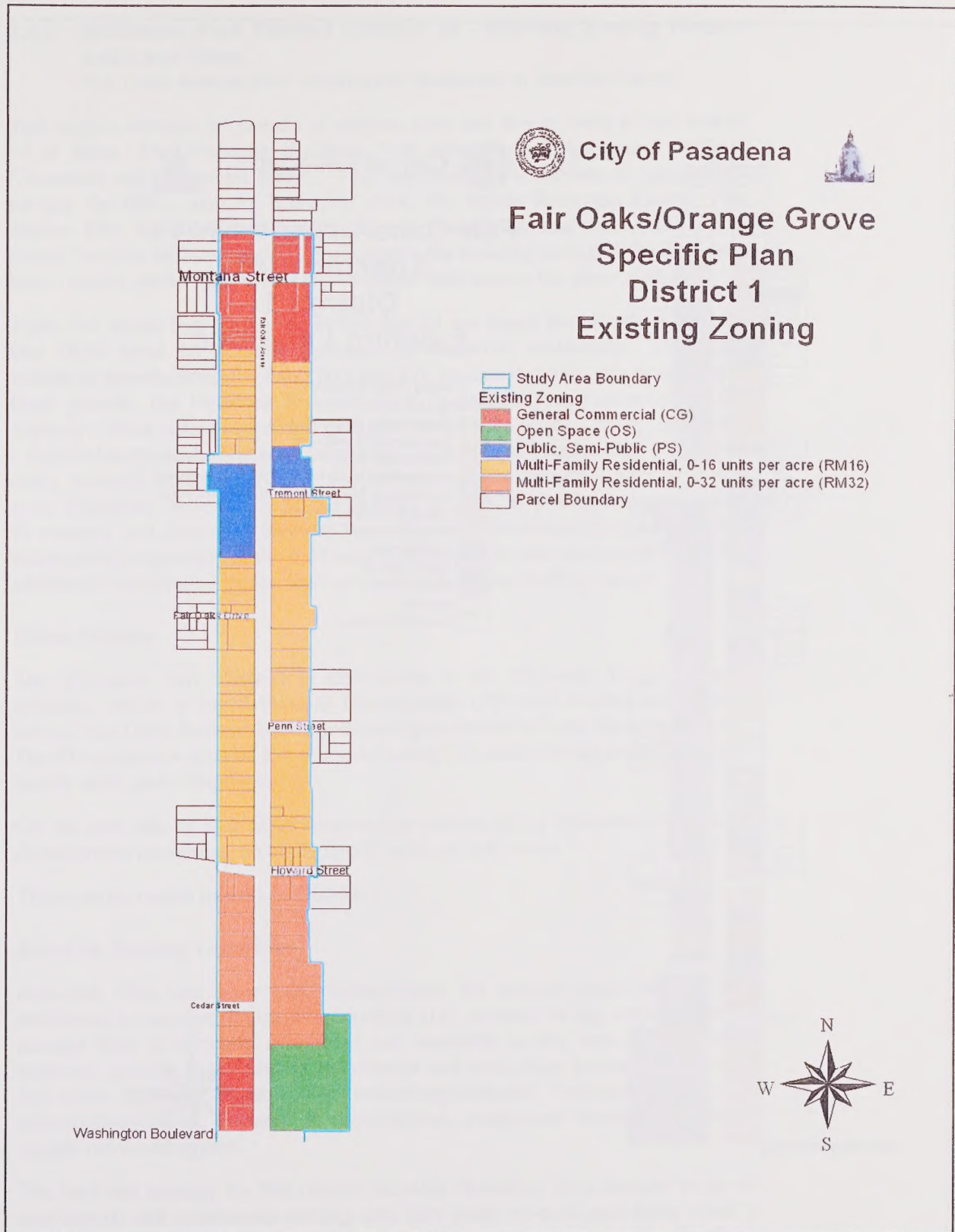


Figure 2.7 La Pintaesca Neighborhood Residential Corridor (District 1) – Existing Zoning

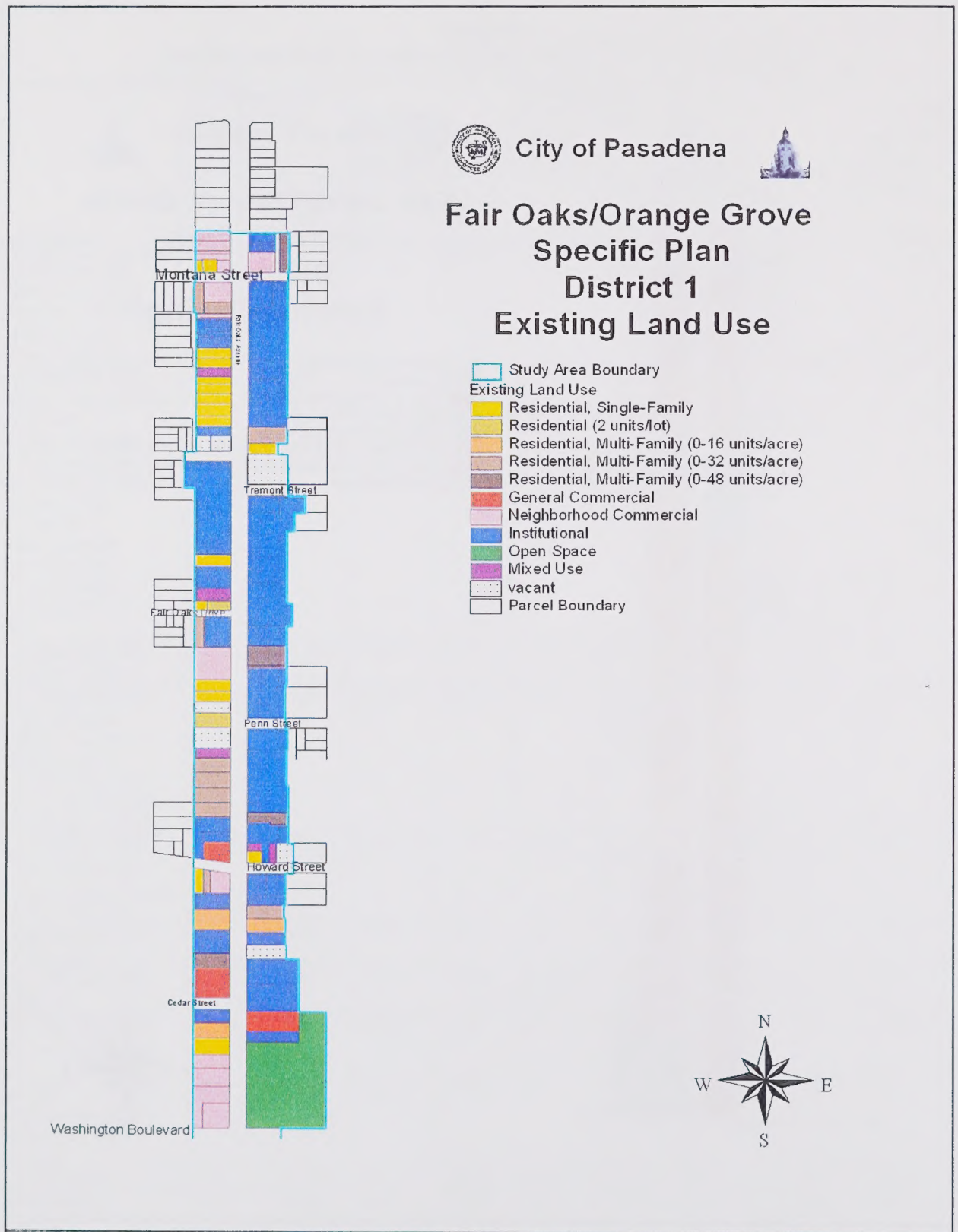


Figure 2.8 La Pintesca Neighborhood Residential Corridor (District 1) – Existing Land Use



2.6.2 Robinson Park District (District 2) - Existing Zoning Pattern and Land Uses

Fair Oaks Avenue from Washington Boulevard to Mountain Street

This district contains 64 parcels of varying sizes and shapes, with a total area of 55.20 acres. The Pasadena Business Park occupies a large parcel between Claremont and Hammond Street. This area also has a number of community-serving facilities, such as Robinson Park, the Jackie Robinson Center, Fire Station #36, the American Friends Service Committee, and the United States Postal Services facility. Figure 2.9 illustrates the existing zoning of the Robinson Park District, while Figure 2.10 shows actual land uses in the same area.

Table 2-4 shows that 13.9 acres in this district are zoned for industrial use, and that 10.92 acres are actually occupied by industrial businesses. The larger industrial parcels along the Fair Oaks corridor are found in this sub-area. One of these parcels, the Pasadena Business Park, is presently not occupied to full capacity. Some tenant spaces are occupied at this time by the Urban League and a fastfood restaurant. The recent departure of Highland Plastics (965 North Fair Oaks Avenue) from its 2.51-acre site has reduced the industrial activity in this area. However, the purchase of this property by the City provides an opportunity to reassess and determine its best use. The draft Robinson Park Master Plan recommends expansion of the 6.67-acre Robinson Park into this parcel to provide additional recreational space such as a soccer field and parking spaces.

Kings Villages

The Robinson Park District is also home to the 22.3-acre Kings Villages complex, which is zoned Planned Development (PD) and located on the west side of Fair Oaks Avenue, between Washington Boulevard and Hammond Street. The PD contains a total of 354 units, including 313 multi-family units, 37 single-family units, and 4 duplex units.

On the east side of Fair Oaks Avenue is a portion of La Pintoresca residential development containing 64 multi-family units on 2.41 acres.

There are no vacant parcels in District 2.

Issues on Existing Land Uses

Industrial sites that have been underutilized for several years indicate that traditional or standard industrial operations (i.e., manufacturing) require a larger acreage than is currently assembled and available in this area. These sites, however, provide opportunities to promote and encourage business parks with flex-space that is suitable for technology-oriented businesses, such as telecommunications, research & development, component assembly, software design and development.

The land use strategy for this district includes flexibility for a broader range of commercial and community-serving uses that could co-exist and bring about a synergy with light-industrial and technology-oriented businesses. Smaller floor areas developed could also be suitable for start-up businesses.

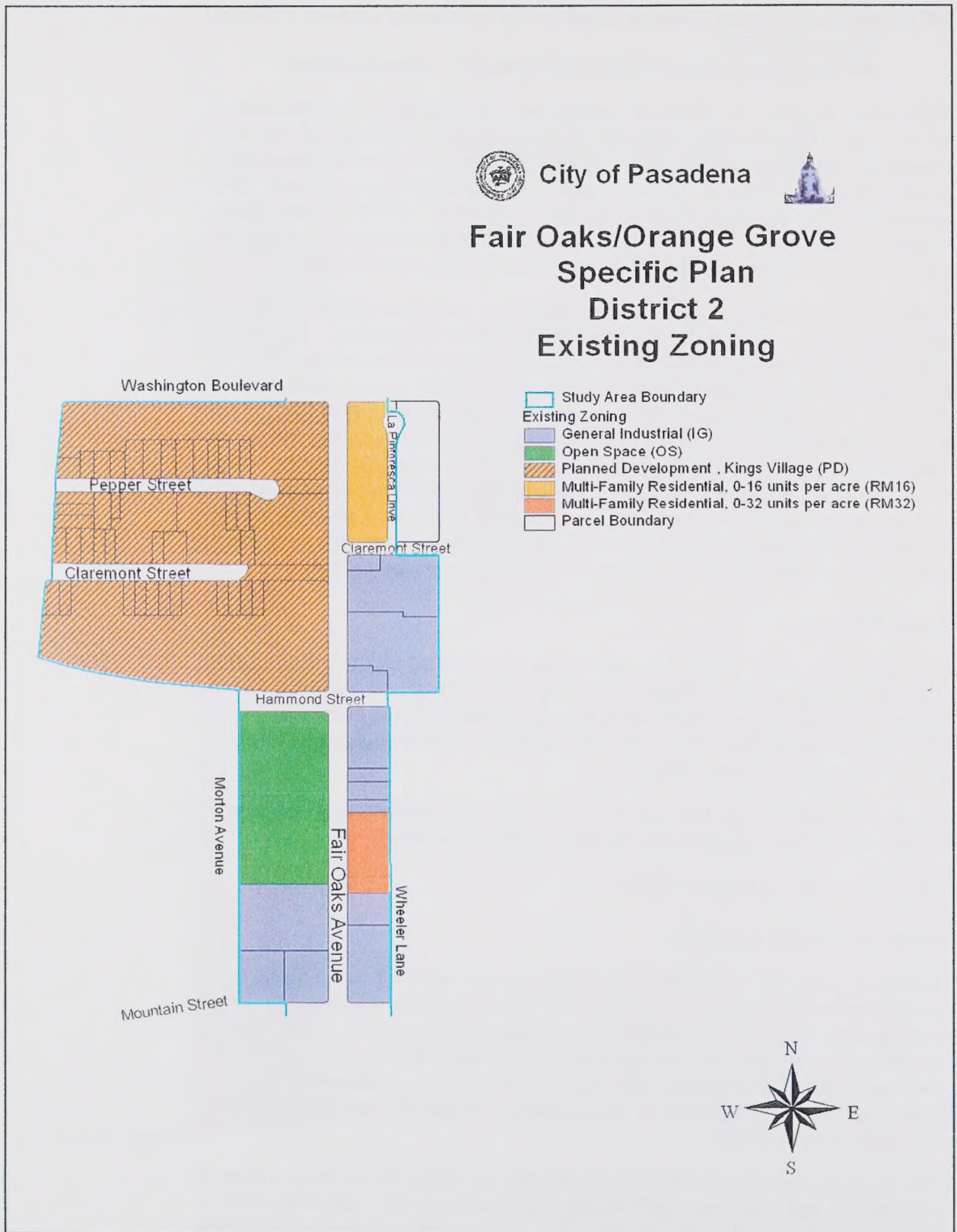


Figure 2.9 Robinson Business Park (District 2) – Existing Zoning map



City of Pasadena



Fair Oaks/Orange Grove Specific Plan District 2 Existing Land Use

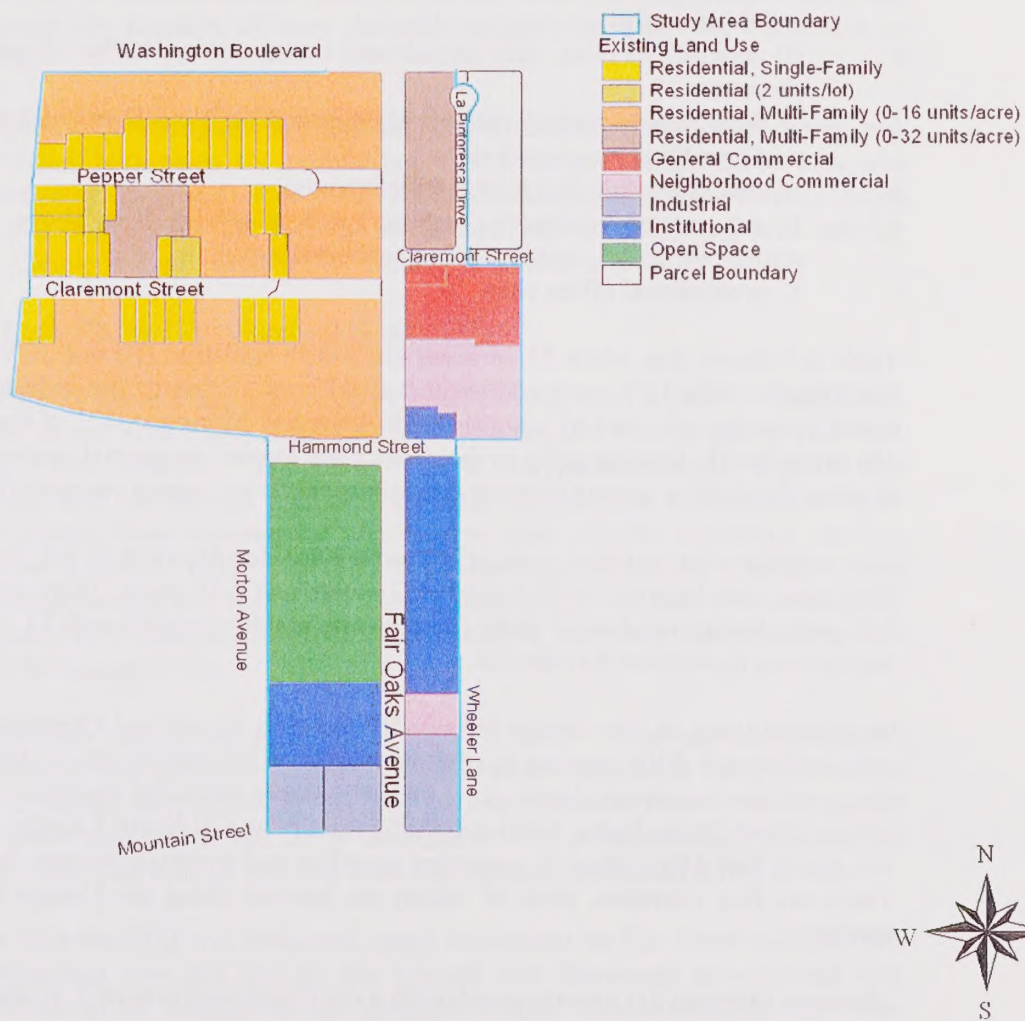


Figure 2.10 Robinson Business Park (District 2) – Existing Land Use map



2.6.3 Renaissance Commercial District (District 3) - Existing Zoning Pattern and Land Uses

Fair Oaks Avenue from Mountain Street to Maple Street and Orange Grove Boulevard from Lincoln Avenue to Los Robles Avenue

The Renaissance Commercial District contains 235 parcels within a total acreage of 73.05 acres. The majority of these parcels are smaller than half an acre in size, some as small as 2,275 square feet. Figure 2.11 shows the existing zoning pattern, and Figure 2.12 shows the actual land uses.

There is a wide variety of commercial businesses within the 28.34 acres of commercial zoning in this District, including:

- 19 retail, such as: gifts and flowers, firewood, records, beauty supply, and liquor stores
- 10 personal services, such as hair and beauty salons, barber shops, and cleaners
- 11 food markets, mostly small in scale except the Vons Supermarket, and the Farm Fresh supermarket
- 16 restaurants and fast food establishments,
- 15 auto-related businesses, such as a towing service, body shops, a gas station, car rental, mobile equipment rental, etc.,
- 13 professional office sites.

Table 2-3 shows that while 25.76 acres are zoned industrial (IG and IGVR) in this District, only 4.29 acres contain industrial uses. Some of the industrially-zoned properties are used by commercial businesses. Moreover, 121 of the total 354 multi-family housing units in the district are located in general commercial or general industrial zoning districts that at present do not permit residential uses.

This corridor also contains most of the mixed-use development in the Specific Plan area – ten locations with a total of 21 units and 2.48 acres. There are also 354 multi-family residential units (apartments, condominiums) and 33 single-family units throughout this district.

Institutional uses in this district include the Foothill Vocational Opportunities, which offers job skills training to adult handicapped individuals and at the same time provides on-site employment. Another major institutional presence is that of the United States Postal Service (USPS) facility at 600 North Lincoln and at 545 North Fair Oaks where it maintains an office and a vehicle storage facility. There are five churches, most of which are located along the Orange Grove corridor.

There are thirteen (13) vacant parcels with a combined land area of 2.53 acres.

Issues on Existing Land Uses

The diversity of land uses in this District are not organized into any identifiable nodes or zones within the district. This creates a situation in which diverse and sometimes incompatible land uses often co-exist on adjacent properties. This



diversity coupled with the relatively small parcel sizes can create an illogical and sometimes undesirable assortment of land uses.

Residents in and around the Specific Plan area are also concerned about two types of businesses that have proliferated through the years: auto body shops and liquor stores. There are seven auto repair shops (providing comprehensive services, such as body shops, tire, battery and repair shops. There are six auto-related establishments, such as gas stations, car rental and an equipment (not auto) rental. There are a number of liquor stores in the area, and several food markets in the Specific Plan area are selling alcoholic beverages.

Residents and business owners have reported public drunkenness, loitering and associated nuisance, particularly in the vicinity of Orange Grove Boulevard and Summit Avenue. These observations have convinced community members that these types of businesses contribute to an unwholesome image to the area and discourage the location of more desirable neighborhood-serving businesses to this area.

The Specific Plan proposes to counteract the concentration of alcohol outlets and auto-related businesses by prohibiting vehicle-repair related businesses and establishments that sell alcohol for off-site consumption, bars, taverns, night clubs and similar uses that serve or sell alcohol not in conjunction with serving food. Chapter 4.0 will discuss this strategy in more detail.

Villa Parke Planned Development Zone (PD2)

There are 24 parcels that are zoned Planned Development 2 (PD2). Established in 1982 as the Villa Parke Business Overlay, it became PD2 as part of the 1985 Zoning Code revision. The intent was to provide additional space to the industrial and commercial uses on Fair Oaks Avenue and to provide a buffer zone between these commercial or industrial uses and the residential uses on Raymond Avenue. Since that time, only one commercial use (Orange Grove Auto Body Shop at 640 North Fair Oaks Avenue) acquired and consolidated one PD2 parcel on Peoria Street with a larger parcel on Fair Oaks Avenue and is now part of the business' site.

Nine of these parcels are fully within the PD2 zone. These parcels contain 11 multi-family residential units and 5 Single-Family homes (16 units total). The other 15 parcels are peculiar in that only the rear portion of each lot is designated PD2, while the rest of the lot is designated with a Multi-Family Residential zoning (nine with RM-12 and five with RM-16) and one has an IGVR portion.

At the time the PD2 was instituted, many businesses on Fair Oaks believed that the expansion area did not go far enough into Raymond Avenue and was insufficient to be feasible or economically viable. Simultaneously, the Villa Parke residents (between Raymond Avenue and Los Robles Avenue) requested protection of the residential character of their neighborhood. Overall, the PD2 zoning designation has not resulted in the desired establishment, intensification or expansion of commercial or industrial uses on the parcels fronting Fair Oaks Avenue.



City of Pasadena



Fair Oaks/Orange Grove Specific Plan District 3 Existing Zoning

- Fair Oaks / Orange Grove Master Plan Area
- Study Area Boundary
- Existing Zoning
 - General Commercial with Vehicle Repair Restriction (CGVR)
 - Limited Commercial with Sign (CLSD)
 - Limited Commercial with Sign and Alcohol Density (CLSD/AD2)
 - General Industrial with Vehicle Repair Restriction (IGVR)
 - Planned Development, Villa Parke Business (PD2)
 - Public, Semi-Public (PS)
 - Multi-Family Residential, 2 units per lot (RM12)
 - Multi-Family Residential, 0-32 units per acre (RM32)
 - Parcel Boundary

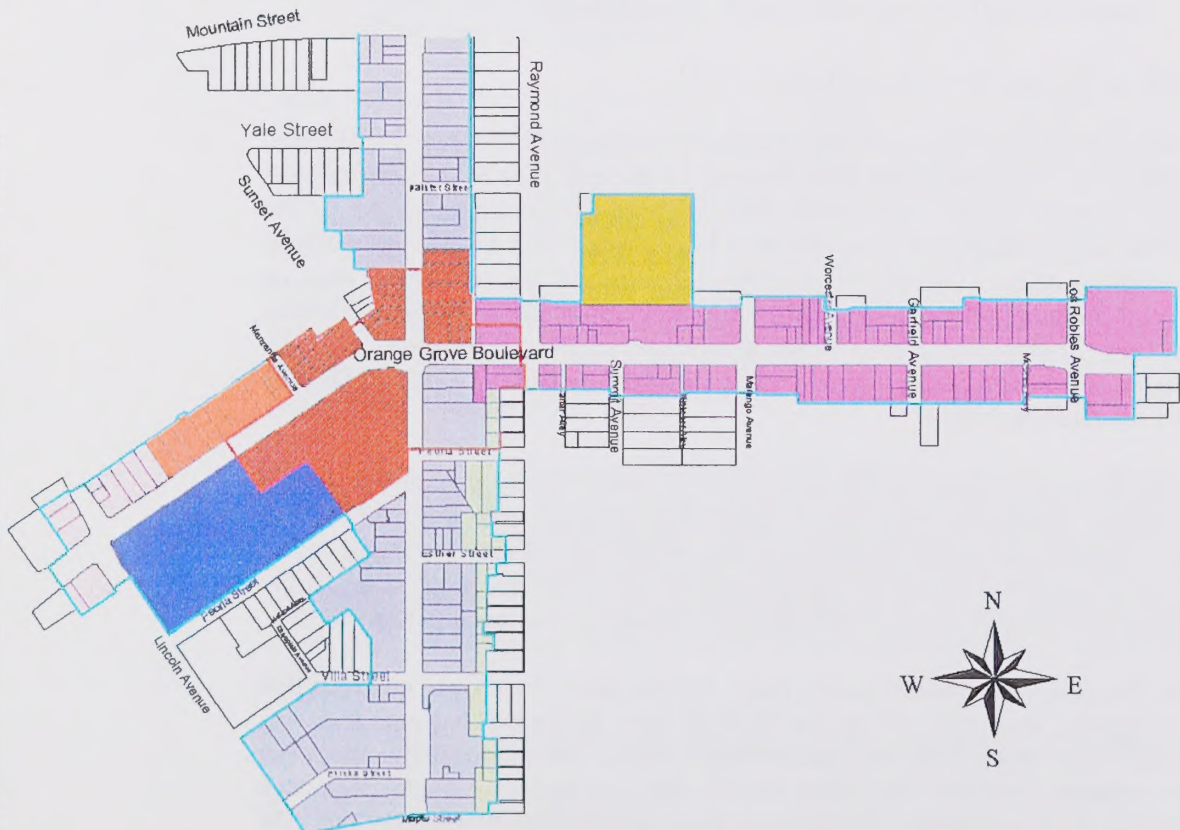


Figure 2.11 Renaissance Commercial District (District 3) – Existing Zoning



City of Pasadena



Fair Oaks/Orange Grove Specific Plan District 3 Existing Land Use

- Fair Oaks / Orange Grove Master Plan Area
- Study Area Boundary
- Existing Land Use
 - Residential, Single-Family
 - Residential (2 units/lot)
 - Residential, Multi-Family (0-16 units/acre)
 - Residential, Multi-Family (0-32 units/acre)
 - Residential, Multi-Family (0-48 units/acre)
 - General Commercial
 - Neighborhood Commercial
 - Industrial
 - Institutional
 - Open Space
 - Mixed Use
 - PD2 portion
 - vacant
 - Parcel Boundary



Figure 2.12 Renaissance Commercial District (District 3) – Existing Land Use

2.7 Community Resources

2.7.1 Pasadena Community Health Center



Figure 2.13 Pasadena Community Health Center

The Pasadena Community Health Center, originally called Villa de la Madre Hospital, was constructed at 1845 North Fair Oaks Avenue in 1929. By the 1940s, the building contained 50 rooms and new wings were built in 1954 and 1976. The latter addition contained an outpatient, emergency-care unit, which was the first to serve this area of the city. A walk-in medical clinic opened at the hospital in 1978, but it was closed 2 years later due to financial hardship. It re-opened in 1982 only to close again in 1989. The hospital was brought under the administration of the Pasadena Public Health Department in 1995 and re-opened in 1997. The City has since continued to support the operation of this medical facility.

2.7.2 The Boys and Girls Club of Pasadena

In an area with high need for childcare facilities, the Boys and Girls Club plays an important role in providing a safe haven for children after school and on weekends. The Boys Club of Pasadena was established in 1937 with the opening of the first branch at 73 North Fair Oaks (present site of Parsons building.) In 1964, the Mackenzie Branch was opened at 2020 North Fair Oaks Avenue.

Unfortunately, a fire destroyed the facility in 1972, but it reopened in 1974 after extensive community support and fund-raising efforts. By the early 1980s, the facility was deteriorating and was cited several times for building code violations. At that time, Margaret Bundy Scott bequeathed a multi-million dollar trust to nine local charities, including the Boys and Girls Club. The donation enabled the construction of a new facility on the site which accommodates 2,000 youths and opened in May of 1986. Just three years later, construction of the \$1.5 million Scott Child Development Center was announced. The facility provides tutoring, educational, and recreational activities to children in the community.

2.7.3 Jackie Robinson Center

The Jackie Robinson Center, which opened in 1974 at 1020 North Fair Oaks Avenue, is another asset of the Northwest community. The center houses several social and cultural organizations that have a vested interest in creating a more livable community for the residents. The organizations assist with senior citizen programs, tutoring programs for youth, affordable housing referrals, and various other human services ranging from recreational activities to counseling services. The center, much like the other organizations and facilities listed above, is an important resource for implementation of the Specific Plan.



2.7.4 Robinson Park

The 6.67-acre Robinson Park has been a public resource in the Fair Oaks corridor for many years. It is located in the southwest corner of Fair Oaks and Hammond Street. The park provides year-round programs for youth and seniors, and becomes especially busy during spring and summer months. In addition to providing for sports activities, Robinson Park offers free tutoring for elementary and high school students after school hours. The facility rooms are also available for community activities.

2.7.5 American Friends Service Committee

In 1944, the Quakers opened the American Friends Service Committee (AFSC) Southwest Regional Office on Fair Oaks Avenue primarily in response to civil rights' violations incurred during Worldwide War I. The AFSC assists with alleviating local poverty and strengthening communities. The organization houses other community service offices such as the Healthy Black Baby Alliance (HBBA), Institute of Research and Urban Development (IRUD), and Community Rehabilitation Services (CRS). This organization has been part of the civic fabric of Pasadena and continues to play a significant role in strengthening neighborhoods in the Northwest.

2.7.6 Other Cultural Organizations

The Northwest area is home to several cultural organizations, some based on ethnic groups that reflect the rich cultural diversity of the area. Some of these groups are:

- Pasadena Japanese Cultural Institute, Inc., Pasadena Nikkei Seniors, Inc., Pasadena Head Start at 595 Lincoln Avenue, just outside the Plan area.
- Pasadena Art Alliance, Pasadena Art Workshops, Armory Center for the Arts (145 N. Raymond Av), temporarily occupying the former Highland Plastics building at 950 North Fair Oaks Avenue.

2.8 Public Safety

2.8.1 Police Protection Services

2.8.1.1 Citywide Crime Statistics

Throughout the past decade, 1990-2000, crime rates have declined nationwide with many states reporting double-digit decreases in crime rates for serious felonies. The decline correlates to an increase in the average age of the population, political and legislative changes such as the Three Strikes program, increase in the jail population, and economic growth. For comparative cities, Pasadena has logged the greatest decrease in crime in California. The Police Department's Community-Based Policing (CBP) model has played a major role



in this decline. CBP treats each encounter as a problem that needs to be addressed along with its causes and consequences. Police are involved, not only in a prompt response to crime incidents, but also in prevention and treatment of the underlying causes of crime.

2.8.1.2 City of Pasadena Community-Based Policing Programs

The CBP model has greatly assisted neighborhoods in the Northwest, including the Fair Oaks/Orange Grove Specific Plan area. Crime rates continue to decline in the area; however, there is still a perception that this area of the City is unsafe. During the public participation process for the preparation of the Plan, residents and businesses in the area expressed the need for increasing police presence in the area. To this end, as part of the implementation phase of the Specific Plan, the implementation team will work with the Police Department to resolve public safety issues in the Specific Plan area. Through the following programs the Police Department continues to work closely with neighbors, businesses, and social service agencies to prevent crime and change perceptions about safety in the area.

- *Citizen's Police Academy*

The Citizen's Police Academy brings Pasadena residents, business owners, and various city and non-city governmental personnel together for law enforcement education. Those who complete the training are eligible to serve on Citizen Review Boards for police disciplinary matters and to perform volunteer work at the Police Department. Over 300 citizens have gone through this training since it started.

- *Neighborhood Watch Program*

The Crime Prevention Unit of the Pasadena Police Department provides important information and support for establishing both neighborhood and commercial crime watch programs. Since law enforcement officials cannot be everywhere at once, citizen involvement in crime prevention is crucial. By cooperating with one another, citizens can help fight crime in their neighborhoods.

- *Community Policing Projects and the Neighborhood Action Team (NAT)*

The first community policing project began at Villa-Parke neighborhood and was followed by the Lincoln neighborhood project. The concept called for the assignment of police officers into a targeted area to provide 24-hour, seven-day a week service. Eight police officers patrolled the area, performing a variety of functions that allowed them to access community organizations, citizens, and business owners. The strategy was to have the same officers work the same area to provide a sense of permanency to the project and its citizens. The goal was to fight crime and find long-term solutions to the problems that plagued the area. The program was very successful in reducing crime rates overall, and served as the model for service area policing that is currently in place.



As part of the CBP model, the Police Department established the Neighborhood Action Team (NAT) which is a patrol of six bicycle officers and a supervisor or five bicycle officers, a patrol car, and a supervisor. The NAT team conducts surveillance, makes arrests, provides additional service, relates with the public, enforces bicycle laws, and assists other departments. The main purpose of NAT is to provide visible police presence in small areas with specific problems, such as drug dealing and loitering.

▪ *Police Activities League (PAL) and Youth Accountability Board (YAB)*

In coordination with the CBP, the Police Department established the PAL and the YAB programs to deter juvenile criminal behavior, such as gang involvement and drug use. The programs rely on educational, athletic, recreational activities, and a variety of after school activities that provide youngsters with a safe place to go, challenging opportunities as well as supportive relationships with the police officers.

The Youth Advisory Board (YAB) provides the police a means of intervention to prevent repeat arrests for first time offenders. The program involves counseling and accountability for performance in specific areas of behavior.

2.8.1.3 Safety Committees

The Northwest Advisory Board consists of various city departments and neighborhood association representatives. This committee serves as a conduit for information exchange between the police department and the neighborhood associations and meets once a month. The Northwest Advisory Board works with the City's Public Safety Committee to monitor and manage citywide safety issues. The goal of this coordinated effort is to provide neighborhoods with tools for improving quality of life by increasing public safety.

2.8.1.4 Mobile Substation

In addition to the programs mentioned above, the Police Department uses a Mobile Sub-station – a large vehicle that resembles a motor home – which can be readily adapted for incident command purposes. The unit is deployed into distressed neighborhoods to address crime issues. The vehicle takes the City's community policing model to the next level by allowing officers to better focus on identifying and solving neighborhood problems.



2.8.2 Fire Protection, Medical Emergency, Other Emergency Services

The Specific Plan Area is served by Fire Station No. 36, which is located on the northeast corner of Hammond Street and North Fair Oaks Avenue. In order to increase its capacity to respond to fire and other emergency service calls, the City



of Pasadena joined with eight other neighboring jurisdictions (Glendale, Burbank, San Marino, South Pasadena, Arcadia, Monrovia, Sierra Madre, and San Gabriel) into the Verdugo Fire Communications System. Membership in the Verdugo System facilitates the ability of any one member jurisdiction to call for assistance as well as to extend assistance to the other members.

In the period January to December 2000, the Pasadena Fire Department logged a total of 13,696 incidents. There were consistently higher medical category incidents (72%) than fire category (22%.) Incidents occurring within the jurisdiction of Pasadena are responded to by the available fire company closest to the location of the incident.

Based on the past 15 years' data, there have been an average increase of one percent in the volume of incidents each year, with the medical category consistently representing more than three times the number of fire incidents. This indicates that fire prevention measures have improved over the years, resulting from advancement in construction materials and regulations (Building Code, Fire Code, Electrical Code, etc.), code implementation and code compliance efforts. The increase of the medical category incidents to higher levels over the years, indicate that the health care services have not kept up with the population growth. The nature of emergency medical incidents indicate that an increasing number of the population rely on the emergency services provided by the Fire Department for their medical care.

2.9 Public School Facilities

The Pasadena Unified School District consists of 23 elementary schools, three middle schools and three high schools. The total adjusted enrollment in October 1999 in grades K-12 was estimated to be 23,140 students. In 2000, consultants for the Pasadena Charter Reform Task Force on School District Governance reported that: "The greatest single concentration of students in the PUSD is in the Northwest Pasadena." The report estimated that "approximately 45% of the District's student population live in the area west of Lake Avenue, north of Colorado Boulevard, and south of Woodbury Road." Additionally, the report stated that "the children in this area attend 18 different schools (including middle and high schools), 11 of them in outlying parts of the District." The District's data indicate that approximately 2,300 elementary students are bused daily from within the Northwest community to outlying schools.

In response to the community's desire for additional schools in the Northwest, the PUSD Facilities Master Plan is considering the construction of a 500-student elementary school in Northwest Pasadena.

The PUSD Facilities Master Plan strives to equalize student density per acre among its elementary schools. Almost all schools exceed the state recommended density standard of 67 students per acre. The Master Plan strives to bring the density down to 100, which will reduce the permanent classroom capacity of many schools. This change will reduce the capacities of Madison and Washington schools (both located in Northwest) by 250 seats. Thus, the



construction of a new school (with 500 seat capacity) will actually result in a net increase of 250 elementary school seats in Northwest Pasadena.

Recognizing the obstacles that need attention, the report prepared for the School District Governance Task Force recommends that the District take steps towards increasing parental choices by reconfiguring existing and planned schools, utilizing new models of school construction, and exploring new methods of site selection and joint use.

The report comments that a highly promising method of site selection is the New Schools Better Neighborhoods (NSBN) approach. This method calls for the development of smaller schools that could also serve as centers of community activities. An important component of the NSBN approach is joint use, where a school site incorporates non-school facilities based on community needs. The key to NSBN approach is strong community involvement in site selection and in identifying possible joint uses.

During the review of the Specific Plan by various commissions and committees, the Fair Oaks Project Area Committee suggested that any future school site not be located next to an industrial use, or within an industrially-zoned area.

A Task Force was formed early last year, including residents of the Pasadena Unified School District (PUSD) to make recommendations and select a site for the building of an elementary school in Northwest. The process concluded with the recommendation of five sites. Further cost analysis is underway to assist the Board of Education with a decision on the preferred site.

3.0 REVITALIZATION APPROACH / ECONOMIC OPPORTUNITIES



3.0 REVITALIZATION APPROACH / ECONOMIC OPPORTUNITIES

Economic development is the cornerstone of the General Plan's vision for the Specific Plan area. The goal is to economically revitalize the area and attract private investment by capitalizing on its existing qualities and inherent strengths. Existing strengths include proximity to vital commercial, retail, office and residential clusters inside and outside Pasadena, accessibility to local arterials as well as the regional freeway network, existing workforce, and existing physical resources. Strategic public investments, such as a public improvement effort or a catalytic development project, have the potential to improve the image of the area and attract additional private investment. The success of the Specific Plan vision will ultimately depend upon the implementation of economic measures designed to capture the area's full potential among private sector developers.

3.1 General Overview of Economic Trends and Conditions in Northwest Pasadena

Economic trends and conditions in Los Angeles County basin and the Tri-Cities (Glendale, Burbank, and Pasadena) provide the regional context for the economic condition of the Specific Plan area. At the local level, the prosperity in the Specific Plan is strongly tied to the economic conditions and development of the Northwest community, which is also tied to the regional economy. Assessment of the overall condition of the Northwest community has been conducted as part of the Northwest Pasadena Community Plan update (2000 – 2005) which is presently nearing completion.

The primary focus of the 2000–2005 Northwest Community Plan is economic development. To bring economic vitality to the area, the Community Plan recommends focusing on job creation and training, business retention and expansion, coupled with continued attention to maintaining neighborhoods, providing affordable housing opportunities, and improving the existing housing stock. Specifically, the Northwest Community Plan sets goals, objectives, and activities to *“aggressively build on the positive aspects of its existing economic base, and develop a unique niche in the Northwest not generally addressed by any other community within the city.”* In addition, the Community Plan calls for a *“meaningful and substantial investment into the infrastructure, amenities, public service including education, businesses and households of the community.”*

In pursuing economic growth, the Northwest Community Plan recommends focusing on economic sectors that are strong and growing in the Southern California region, such as high technology, foreign trade, professional services (telecommunications, data processing, and automated processes), tourism and entertainment. More locally, the Plan identifies the major employment sectors for the San Gabriel Valley to be services (business, engineering and management), retail trade, and manufacturing. In addition to complementing these trends, the Plan recommends that economic development strategies focus on sectors that match the employment skills, physical assets and resources of the Northwest Community.



3.2 Economic Conditions in the Specific Plan Area

An economic market study prepared for both the Northwest Pasadena Community Plan and the Fair Oaks/Orange Grove Specific Plan analyzed regional and local economic conditions, broad economic trends, labor force, economic base and economic potential for future development of the Northwest Community. The following summary provides major findings focused on the Specific Plan area.

3.2.1 Commercial Retail

The Specific Plan area primarily serves a neighborhood retail function. Businesses within the corridor have historically provided shopping and professional services targeted to the needs of area residents. However, residents are presently also meeting many of their shopping needs outside of the Specific Plan area.

Generally, based on observation of stores within the market area and from similar areas, it is estimated that existing stores average between \$150 and \$200 per square foot in retail sales each year. To bring a new store to the area, higher retail sales would be needed in order to balance the costs of land, labor and capital investment.

Estimates of retail expenditures in the area (within one mile of the Fair Oaks and Yale Street intersection) suggest that approximately 40 percent (\$80 million) of the total potential (\$202 million annually) would remain in the neighborhood. Among the businesses capturing from 10 to 40 percent of the total expenditures are retail businesses such as hardware, lumber and garden stores; eating and drinking places; gasoline service stations; drugstores; apparel/accessory stores and general merchandise. This presents an opportunity for other types of businesses to look for the unmet demand and capture a greater share of the total market.

The market study indicates that the Specific Plan area could support between 400,000 and 520,000 square feet of retail stores. Given the current existing retail square footage, this suggests that the market is already served by sufficient retail space. Although the North Fair Oaks and Orange Grove corridors are surrounded generally by lower household earnings compared to citywide levels, the changing neighborhood profile may improve the “disposable income” potential to purchase goods and services. In turn, the surrounding residents will potentially support local commercial retail. Additionally, the Northwest Community Plan points to growing population density nearby and proximity to Downtown Pasadena as positive indicators for potential demand.

3.2.2 Commercial Office

The economic market study for the Specific Plan area concluded that market conditions in the area could support office and “flex” space. Given the



continuing regional demand, the Specific Plan area could capitalize on demand in this sector if the appropriate sites and financial circumstances could be created. Opportunities for the commercial office market are currently limited by physical constraints (available space, parcel size/depth, topography) and economic constraints (cost, marketability). The future for this market in the Plan area depends on opportunities for parcel assemblage and public assistance to make the projects economically feasible.

3.2.3 Industrial

Industrial development has not been strong in the Specific Plan area over the past 20 to 30 years due to a number of constraints (i.e. variable topography, parcelization, shallow lot depth, land cost, and low return on investment.) The area's proximity to important regional commercial and real estate markets suggests a potential to improve its demand. Therefore, the Specific Plan recommends providing for zoning that allows for light industrial and technology related uses in the area.

3.2.4 Conclusion - "Building on our Strengths" and Overcoming Impediments

While commercial real estate conditions throughout the region are strong, the Specific Plan area has been unable to attract new development due to an imbalance between rental potential and project cost. Small lots, fine parcelization, and irregular topography tend to increase the time, risk and direct costs of site acquisition. Existing site improvements such as buildings which need to be removed or substantially remodeled to accommodate new tenants or uses also increase land cost and limit economic feasibility. Furthermore, it is difficult for investors to acquire sites within the study area capable of supporting development of a sufficient scale to make the project economically feasible. Sites available for assemblage are limited.

In order to capitalize on the potential demand for new development in the Specific Plan area, public intervention and assistance will be required in the near term. To attract new development within the Specific Plan area, favorable conditions can be created by:

- Identifying parcels for potential assemblage to create sufficient land area for development projects, and providing public assistance in land acquisition.
- Utilizing the Pasadena Enterprise Zone economic incentives to attract new businesses, start-up, and other small businesses. The financial incentives could include low interest rate loans, loan guarantees, tax reimbursement, and utility rate discounts. Some incentives already exist; the next step is to package them into user-friendly programs that are easy to understand, and highlight benefits to business people through focused effort on the part of the Enterprise Zone Office.
- Formulating and implementing a marketing effort to build on the Specific Plan area's strengths. The Business Development section of the



Housing and Development Divisions and the Pasadena Chamber of Commerce could partner on the marketing strategy to set the stage for a business district for the Fair Oaks/Orange Grove area.

- Providing flexibility in certain zoning development standards in light of site constraints.

In addition to these interventions, adoption of the Specific Plan is intended to help improve the economic development potential in the area. The Specific Plan provides land use regulations, development standards and guidelines to improve the quality of private and public development. The land use recommendations will help to bring a level of consistency to the existing complex and heterogeneous land use patterns. Additionally, streetscape improvements and enhancement to public spaces, coupled with implementation of private development standards and design guidelines will enhance the image of the area, making it more attractive for new development. In the near term, strategic public investment in a catalytic development project in a noticeable location could also be used as a means of capturing the attention and imagination of the development community.

3.3 Housing Demand

In 2001, the housing demand has remained strong throughout the Los Angeles County region as construction had fallen short of demand further pushing down vacancies. Sale prices increased, though moderated by the slowing pace of rent increases.

Housing is less sensitive than commercial or industrial uses to the physical constraints of land parcels. Thus, housing is one of the most feasible land uses for the corridor, notwithstanding some physical and economic constraints. The primary limiting factor for housing construction within the corridor is economic, i.e. the costs of assembling, engineering, and construction, and the low level of profit margins.

The Specific Plan supports the provision of housing in the area by maintaining the residentially zoned areas north of Washington and creating opportunities for multi-family housing and mixed-use development at the nodes in District 1 and throughout District 3. The purpose of enhancing mixed-use and multi-family housing is to sustain and enhance the “livable” quality of the corridor and at the same time position it for the future. In addition to responding to latent regional demand for housing, additional housing and population within the Specific Plan area could potentially support the area businesses, by increasing demand for goods and services.

Forecasts for the Specific Plan area suggest that the demand for housing will be moderate, given existing development conditions. However, over the next 10 years, the Specific Plan area could support the 550 units projected, once parcelization, variable topography, and other limiting factors are mitigated over time.



3.4 Employment

The Specific Plan area does not currently contain significant employment generators for the City of Pasadena or the immediate community. The larger existing business facilities, including the US Postal Service and the convalescent facilities, as well as the few industrial employers, tend to draw employees from outside the community. The other business facilities in the area tend to be older and smaller, and designed either for low-intensity industrial uses or neighborhood retail.

The Specific Plan provides zoning areas, especially in the Robinson Park District and Renaissance Commercial District that can accommodate employment-generating uses. According to economic analyses, there is potential to capitalize on existing demand for these uses if physical constraints can be addressed. With public assistance and continuing regional demand, there is potential for additional employment-generating uses in the Specific Plan area.

3.5 Revitalization Approach - Laying the Foundation – “Starting with the Community”

The approach to improve the future of the Specific Plan area will draw upon perceived economic shortcomings of the area and turn them into “economic opportunities.”

Professor Edward Blakely defines the essential ingredients for local economic development in his book entitled Planning Local Economic Development. He confirms that local economic development is the process in which local governments or community-based (neighborhood) organizations engage to stimulate or maintain business activity and/or employment. A regional/local economic development approach seeks to:

- Strengthen the competitive position of regions and localities within regions by developing the potential of otherwise underutilized human and natural resource potential
- Realize opportunities for indigenous economic growth by recognizing the opportunities available for locally produced products and services
- Improve employment levels and long-term career options for local residents
- Increase the participation of disadvantaged and minority groups in the local economy
- Improve the physical environment as a necessary component of improving the climate for business development and of enhancing the quality of life of residents

The Specific Plan area would benefit from this economic development approach because the area is surrounded by a strong regional market and is in a City which enjoys a prominent geographic and economic position within the Los Angeles basin.



To stimulate local employment opportunities, the Northwest Pasadena Community Plan identifies the areas such as tourism directly linked to the Rose Bowl, aerospace industry linked to Jet Propulsion Laboratory, childcare, and the home improvement industry as some of the prime opportunities for indigenous economic growth.

Additionally, untapped human resource potential identified in the Northwest Pasadena Community Plan is an important source to consider within the context of local economic development. There are currently private and public ventures in the Specific Plan area aimed at developing human resource potential and improving employment levels and long term career options. While targeting the Northwest area, these programs are open to all residents in the community.

- The City's Human Services, Recreation, & Neighborhoods Department, Career Services Division – Foothill Private Industry Council (JTPA) in cooperation with the Pasadena-Foothill Branch of the Los Angeles Urban League opened a One-Stop Career Services Center in Northwest Pasadena. Both entities are dedicated to secure equal, social and economic development opportunities for African Americans and other minorities through programs of advocacy, employment, training, education cultural diversity, and economic development.
- The Community Arms Network Neighborhood Center (located within the Community Arms Housing development on East Orange Grove Boulevard) will offer a Housing and Urban Development Department (HUD)-assisted job training program for youth and adults in the housing complex. A major goal of the center is to become a Microsoft certification station.
- Foothill Vocational Workshop: Increased participation of disadvantaged groups in the local economy will be achieved through expansion of Foothill Vocational Workshop. Foothill Vocational Opportunities Inc. has been a force within the community for many years. Founded in 1965, its mission is to maximize the personal and economic potential of developmentally disabled individuals by creating meaningful employment opportunities. Foothill Vocational Workshop is modernizing and expanding its facility with new classrooms, a counseling center and staff offices. Jobs for Northwest Pasadena residents will be expanded. Foothill is the largest private employer in Northwest Pasadena – contributing to the area's overall economic revitalization.

4.0 LAND USE RECOMMENDATIONS



4.0 LAND USE RECOMMENDATIONS

4.1 Pasadena General Plan

The Land Use Element of the General Plan identified seven areas in the City for targeting growth. This approach directs new development into specific areas to create mixed-use urban environments oriented to transit and pedestrian activity while protecting surrounding residential neighborhoods. To this end, land use goals and objectives call for development that is high quality and compatible with the scale and character of the neighborhood while promoting the continued vitality of Pasadena's economy. Specific plans provide further direction for development in the targeted areas through land uses, development standards and design guidelines.

According to the General Plan, the Fair Oaks/Orange Grove Specific Plan *“will encourage actions to visually and physically unify the area, remove planning and zoning barriers to thinly-capitalized and other start-up businesses and encourage household/family-based entrepreneurial endeavors.”* The General Plan further calls for the need to *“encourage ‘livable communities’ concepts such as balanced mixed use development, with retail, residential and employment within walking distance of one another, stabilize neighborhoods with affordable housing opportunities and provide for the adaptive reuse of existing residential and commercial buildings, to emphasize the historic uniqueness of Fair Oaks/Orange Grove and to foster a greater sense of community.”*

4.1.1 Specific Plan Boundaries

The “original” specific plan area established by the 1994 General Plan was based on the 1991 Fair Oaks/Orange Grove Master Plan boundaries, which extended from Mountain Street to Maple Street and from Lincoln Avenue to Los Robles Avenue. To provide for a concerted planning strategy for North Fair Oaks Avenue in its entirety, in June of 1998, the City Council approved expansion of the Specific Plan area to include parcels along Fair Oaks Avenue from Mountain Street to the northerly city boundary (immediately north of Montana Street). Figure 4-1 shows the “original” and the expanded Specific Plan area.

4.1.2 Specific Plan Intensity Standards

The General Plan allocated 150 net new housing units and 500,000 square feet of net new non-residential floor area to the “original” plan area. With the expansion of the Specific Plan area, 173 parcels (98 acres of land) were included in the study area creating a potential for an additional 200 new housing units and 111,000 square feet of new non-residential space in the expansion area. In addition, to accommodate potential housing units in connection with mixed-use development, the original residential allocation for District 3 was increased by 200 units to a total of 350 units. Thus, the total allocation recommended for the entire Specific Plan area is 550 net new residential units and 611,000 square feet of net new non-residential development. The intensity (550 units) for potential net new residential development in the Specific Plan area includes new housing units that are restricted by income and qualifying occupants (i.e., affordable units) as well as market rate units.

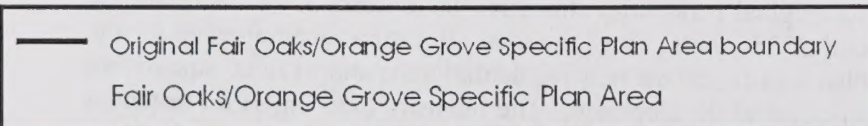
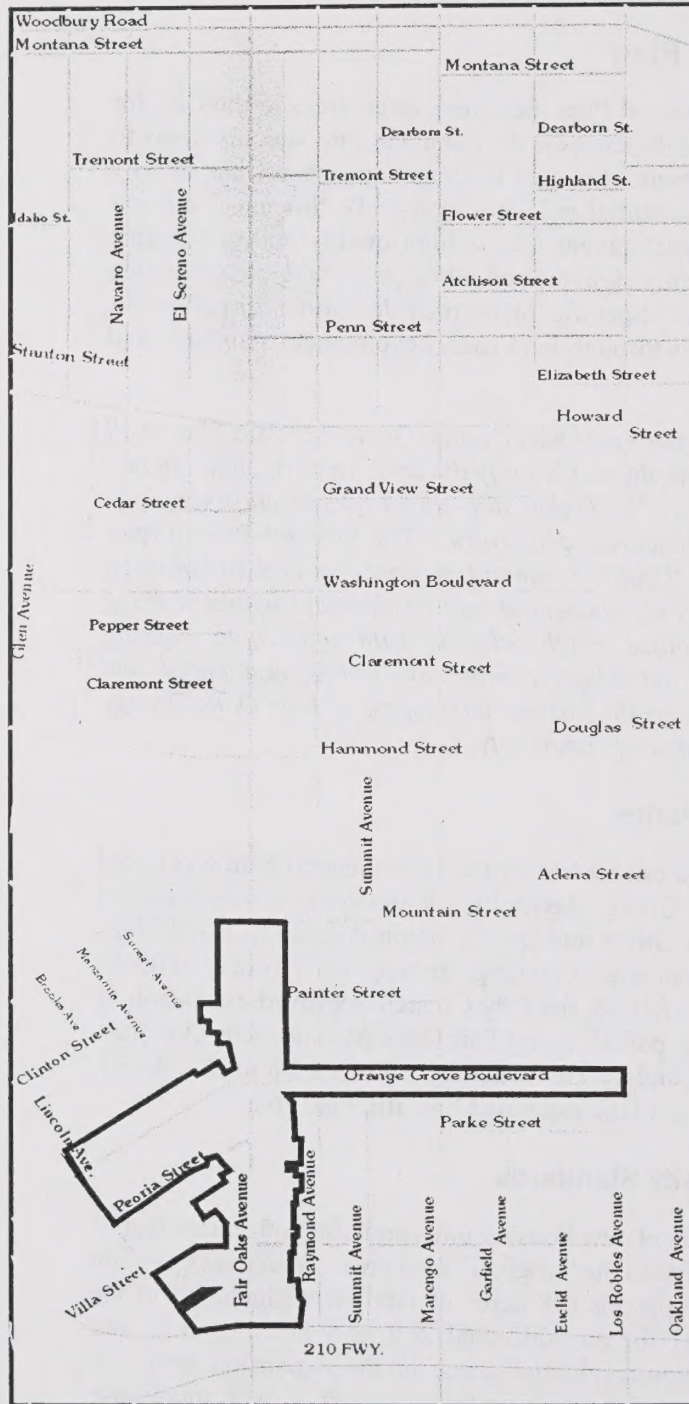


Figure 4.1 Original and Expanded Specific Plan Area



Amendments to the General Plan will be required to provide for the recommended increase of units and square footage allocation; and to include new affordable and senior units under the intensity limits set for this area. The revised boundaries, revised allocations, and inclusion of affordable housing units in the residential development allocation will become effective only when the General Plan Land Use Element and Diagram are amended to reflect these Specific Plan recommendations. Assignment of the allocation to each district is summarized in Table 4-1.

**Table 4-1
GENERAL PLAN ALLOCATION FOR THE SPECIFIC PLAN AREA**

Sub-Areas	Specific Plan Proposed Allocation		
	Non-Residential Development, sq-ft		Residential Development
	Commercial	Industrial ^a	
District 1	70,000		200 dwelling units
District 2		41,000	
District 3	350,000	150,000	350 dwelling units
Total	611,000 ^b sq-ft		550 dwelling units

^a Limited to Light-Industrial uses (defined in the Zone Code as “Restricted Industrial,”) including commercial and services that are supportive to the industrial uses.

^b Floor area for permitted institutional or community-serving uses, such as schools, skills training facilities and child day care shall be taken from either the commercial or industrial allocations, depending on the project location.

The Specific Plan recommends an allocation of 611,000 square feet of non-residential floor area to include commercial, office, light industrial, and certain public and semi-public uses that will provide for changes in the market demand and opportunities created by vacant lots and buildings nearing the end of their economic life.

4.2 Specific Plan Guiding Principles

The following principles build upon the areas of concern identified by the community and guide development of the Plan:

- Protect, support and preserve the surrounding residential neighborhoods by establishing appropriate land uses, development standards and design guidelines.
- Improve the appearance of the area to enhance the quality of life for local residents and encourage opportunities for employment and business development.
- Allow a mix of land uses that provides for viable commercial and residential development and supports efforts to revitalize the area.
- Create a pedestrian – friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the status of Fair Oaks Avenue as a Principal Mobility Corridor.



- Build upon and enhance existing and new community-serving facilities (parks, libraries, community centers, schools, etc.) to respond to the needs of the community.
- Recognize the importance of preserving historic and cultural resources in the area.

4.3 Specific Plan Land Use Recommendations

The specific plan builds upon the existing unique characteristics, development patterns and trends of each of the districts. The specific plan land use recommendations function to “bridge the gap” between the existing conditions and the community vision. The recommendations are tailored to each district to capitalize on particular land use opportunities. The recommendations are also balanced to ensure compatibility and cohesiveness between districts and throughout the specific plan area.

The land use recommendations emphasize continuing the residential character of the La Pintesca Neighborhood Corridor District with nodes of neighborhood-serving commercial uses. In the Robinson Park District, expanding opportunities for employment-generating and community-serving resources are highlighted. In the Renaissance Commercial District land use recommendations build on the historic function of this area as a commercial and neighborhood center. The land use revitalization strategy diagram in Figure 4.2 illustrates the major land use recommendations and summarizes the vision for each district. Figure 4.3 illustrates the proposed land uses that implement the revitalization vision.

4.3.1 La Pintesca Neighborhood Corridor District (District 1)

North Fair Oaks Avenue from Woodbury Road to Washington Boulevard

This area’s residential potential emerges as the primary direction for future development of this segment of the Specific Plan area. To complement the residential uses, new and enhanced neighborhood-serving commercial uses at select nodes will help stabilize the business climate while serving the needs of nearby residents. As the corridor continues its transition, an opportunity unfolds to update the overall corridor appearance through streetscape improvements, increased Inspection Services (code compliance) efforts, land use strategies and implementation of development standards. In conjunction with design guidelines, these efforts will enhance the continuity and cohesiveness of this segment of the corridor.

The Specific Plan recommendations for this District are:

- Reduce the potential intensity of commercial development at the existing commercial nodes at Fair Oaks Avenue/Montana Street and Fair Oaks Avenue/Washington Boulevard to encourage neighborhood-serving businesses and limited commercial uses. Change the General Commercial (CG) zone to Limited Commercial (CL) (Figure 4.4). No housing units shall be allowed in these nodes.

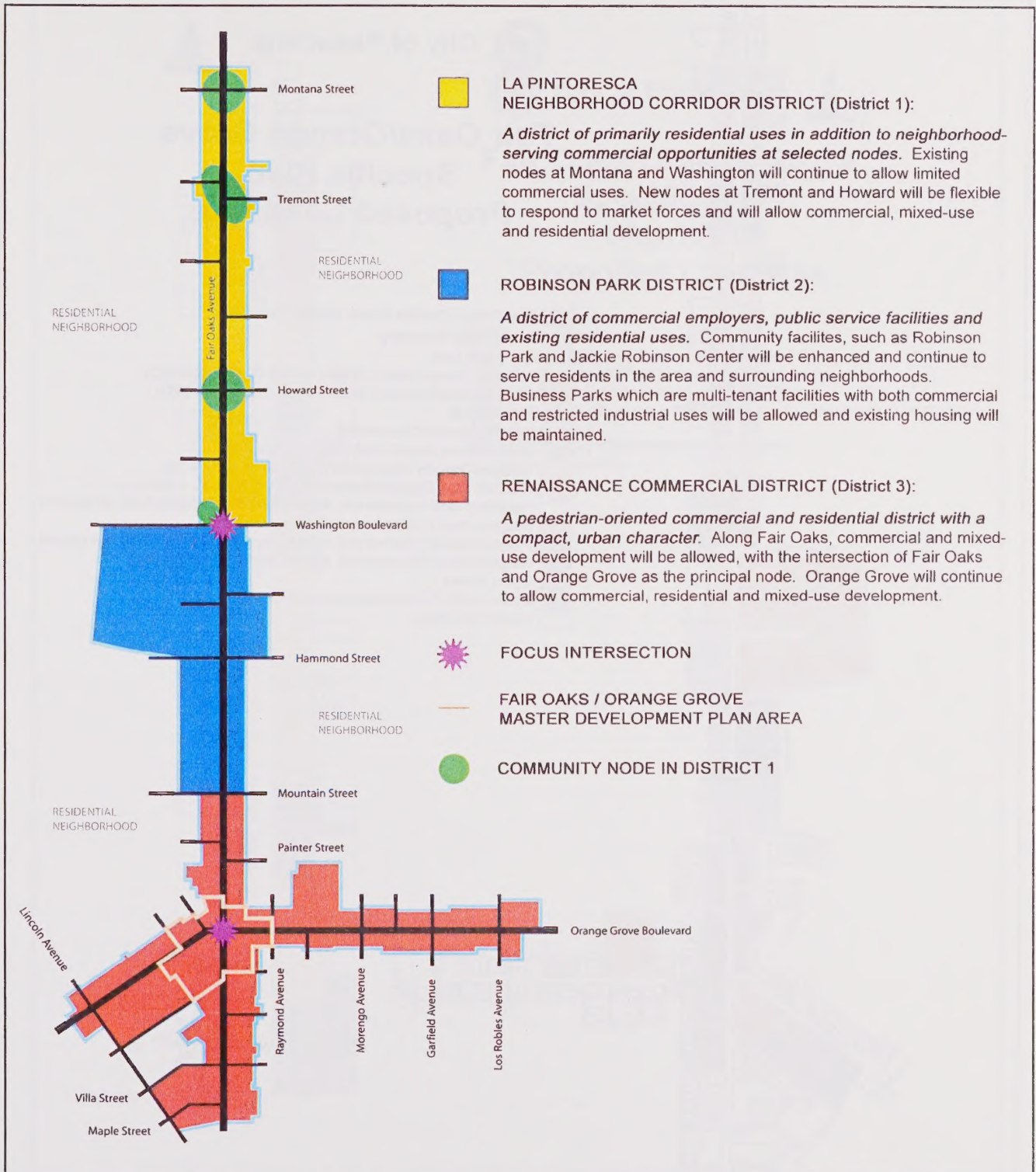
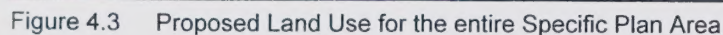


Figure 4.2 Land Use Revitalization Strategy



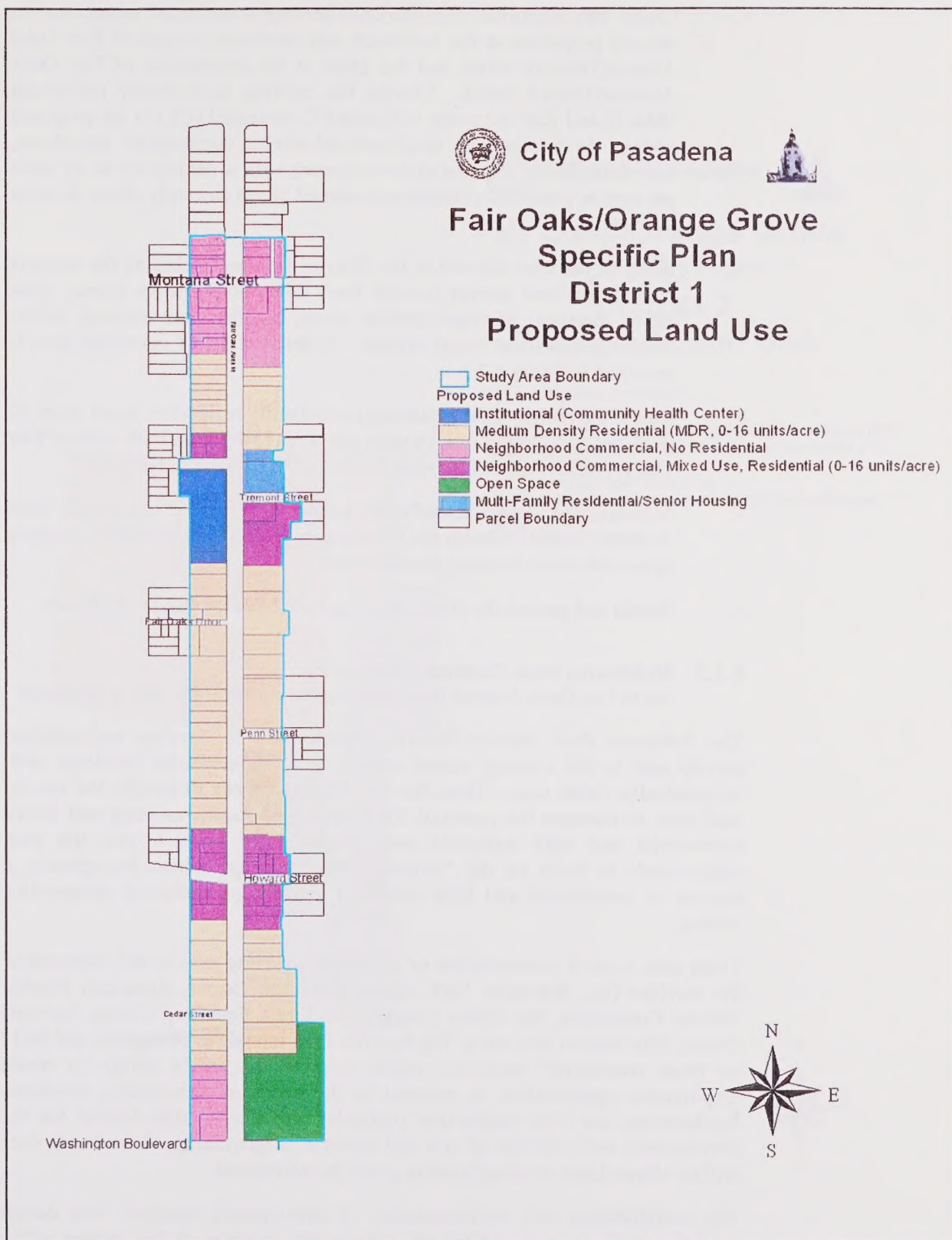


Figure 4.4 La Pintoresca Neighborhood Corridor District (District 1) Land Use Recommendations



- Create two additional neighborhood-serving commercial nodes, one to include properties at the northwest and southeast corners of Fair Oaks Avenue/Tremont Street and the other at the intersection of Fair Oaks Avenue/Howard Street. Change the existing multi-family residential (RM-32 and RM-16) zones to Limited Commercial (CL) at the proposed nodes. At these nodes, neighborhood-serving commercial, mixed-use, and multi-family residential development with a density up to 16 units per acre is permitted (limited commercial zones currently allow 32 units per acre).

Some of the uses allowed in the District 1 nodes (including the existing nodes described above) include food sales, convenience stores, book stores, personal services (barber shops, laundry, hair salons), coffee shops, and medical/dental offices. A detailed list of permitted uses is provided in Table 4-2.

- Lower the density of the existing multi-family residential zones from 32 units per acre (RM-32) to 16 units per acre (RM-16) on both sides of Fair Oaks Avenue between Howard Street and Washington Boulevard.
- Maintain the Public/Semi-Public zoning at Tremont Street/Fair Oaks Avenue, which includes the Community Health Center and the recently approved senior housing development.
- Retain and protect the site containing La Pintoresca Park and Library.

4.3.2 Robinson Park District (District 2)

North Fair Oaks Avenue from Washington Boulevard to Mountain Street

The Robinson Park District features opportunities to develop underutilized parcels and to fill existing vacant spaces in some industrial buildings with economically viable uses. Thus, the Specific Plan seeks to modify the mix of land uses to increase the potential for a synergy between existing and future commercial and light industrial uses (Figure 4.5). To this end, the plan recommends to build on the “business park” concept, which incorporates a number of commercial and light industrial uses in a coordinated campus-like setting.

There also exists a concentration of community-serving uses in this segment of the corridor (i.e., Robinson Park, Jackie Robinson Center, American Friends Service Committee, the Urban League, the City’s One-Stop Career Services Center, Fire Station #36, etc.). The Specific Plan intends to strengthen and build on these community resources, which enhance the area’s ability to create employment opportunities to respond to the needs of surrounding residents. Furthermore, the Plan encourages particular attention to this district for the development and delivery of arts and cultural programming. Live/Work uses will be allowed and existing housing g will be maintained.

The establishment and implementation of development standards and design guidelines will improve and integrate the visual character of this section of the corridor to make it more attractive to employment-generating businesses as well as more pleasant for the community.



City of Pasadena



Fair Oaks/Orange Grove Specific Plan District 2 Proposed Land Use

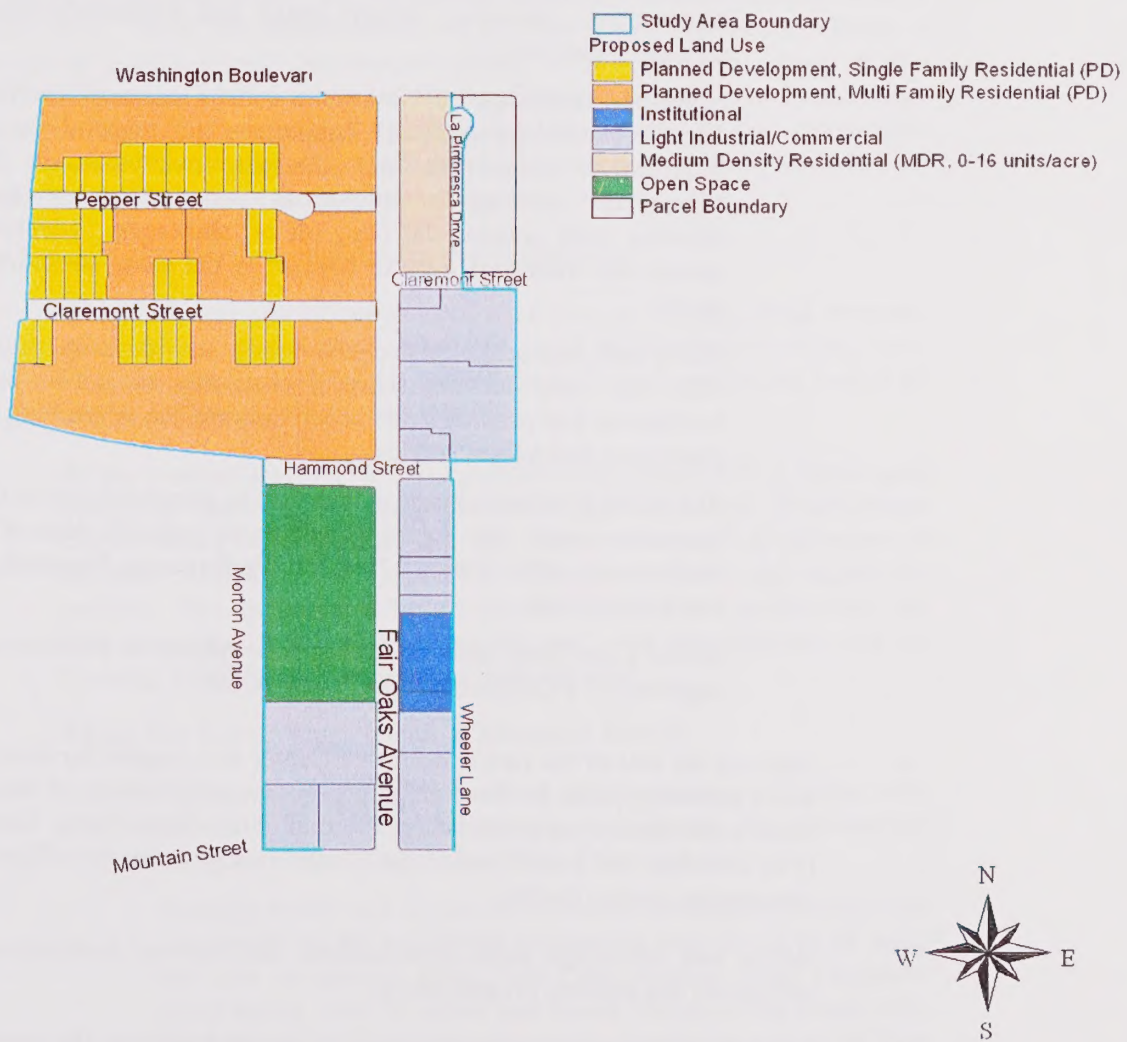


Figure 4.5 Robinson Park District (District 2) Land Use Recommendations



The Specific Plan recommendations for District 2 are:

- For the sites including Kings Plaza Business Park (east side of Fair Oaks between Claremont and Hammond), the east side of Fair Oaks south of Hammond (except for the Jackie Robinson Center), and the northeast corner and northwest corner of Fair Oaks and Mountain Street:
 - Allow and encourage a wide range of commercial uses, **except retail**, in addition to restricted industrial uses and uses that strengthen the City's economic base, and provide employment opportunities close to home for residents.

Permitted restricted (light) industrial uses include component assembly, materials treatment and processing from semi-finished materials, technology-oriented businesses, assembly of electronic components, research & development offices and laboratories. However, vehicle repair and automobile-related uses are prohibited.
 - Allow and encourage business parks with "Flexspace" or "Flex-Tech" (technology-oriented) businesses to respond to the increasingly competitive and changing marketplace. The "Flexspace" concept is defined as the multi-tenant space allowing both commercial (i.e., office, showroom, warehouse space) and industrial uses to coexist in the same structure or parcel.
 - Allow and encourage related community service uses, such as child day care centers, schools, charitable or not-for-profit institutions that provide skills or job training, job counseling, job placement and related services.
 - The existing industrial uses will remain as permitted uses in their respective sites. Any future expansion or intensification of use shall comply with Section 17.64.260 (Performance Standards) of the Zoning Code.
 - Allow Live/Work units or Loft spaces subject to a review and approval of a Conditional Use Permit (CUP).
- Enhance the role of the Jackie Robinson Center as a magnet for civic life and a gathering place for the community. Change the zoning of this site from multi-family residential (RM32) to Public, Semi-Public District (PS) to reflect the actual use of the Center as a government office and community service facility.
- Allow and encourage artist organizations and cultural institutions to deliver art and cultural programming.
- Provide for the potential expansion of Robinson Park onto the property to the south as proposed by the Master Plan under consideration. The Light Industrial/Commercial designation proposed for this site will also allow open space, recreation facilities, schools and cultural institutions.



- Retain the Planned Development (PD) zone, which contains the multi-family residential development known as Kings Villages, and the parcels used for single-family residences as presently delineated. Also maintain the residential development at La Pintoresca Housing complex located on the east side of Fair Oaks Avenue between Washington Boulevard and Claremont Street.

4.3.3 Renaissance Commercial District (District 3)

Fair Oaks Avenue from Mountain Street to Maple Street and Orange Grove Boulevard from Lincoln Avenue to Los Robles Avenue

Historically, the intersection of Fair Oaks Avenue and Orange Grove Boulevard has been both a key center of commercial activity and a “gateway” into northwest Pasadena. Yet the area needs to regain its strong sense of place to recapture its tradition in the City of Pasadena as a lively, attractive, economically viable area. With the establishment of the Fair Oaks Renaissance Plaza, a revitalized neighborhood commercial center is now a focal point at the intersection of Fair Oaks Avenue and Orange Grove Boulevard. The Renaissance Plaza has begun to set the stage for defining an urban theme for the intersection. The Specific Plan envisions a pedestrian-oriented district with commercial, residential and mixed-use development (Figure 4.6).

The Specific Plan recommendations for this District are:

- Allow a broad mix of commercial uses such as offices, retail, personal services, restaurants, food sales and other neighborhood-serving uses, mixed-use and certain small-scale light industrial uses along both Fair Oaks and Orange Grove corridors.
- At the intersection of Fair Oaks Avenue and Orange Grove Boulevard, encourage development consistent with the 1991 Fair Oaks/Orange Grove Master Development Plan. The Plan recommends development of the area with a mixture of retail, office, residential, and mixed-use projects. For the parcel at the southwest corner of this intersection, the Plan envisioned primarily commercial and retail development with no housing, which is supported by the Specific Plan.
- Along Fair Oaks Avenue (south of Mountain Street):
 - Allow and encourage mixed-use development (residential with ground floor non-residential use) to maintain the commercial character along this portion of Fair Oaks Avenue.
 - Housing is allowed as part of mixed-use development only; and the density of the residential component may be up to 40 units per acre on parcels along Fair Oaks Avenue from Mountain Street on the north to Esther and Peoria Streets on the south, with the exception of the property at the southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, which is currently developed with the Renaissance Plaza and it is not recommended to provide for housing. The density for parcels south of Esther and Peoria streets to Maple Street may be up to 32 units per acre.



- The non-residential component of a mixed-use development shall be a minimum of 20 percent of the ground-floor frontage along the major street, and may be used for commercial office, commercial-retail and community facility uses, such as a leasing office, community room or health fitness.
- Along Orange Grove Boulevard (between Lincoln Avenue and Los Robles Avenue), allow commercial, mixed-use and multi-family residential development. The residential component of a mixed-use or multi-family development may have a residential density of up to 32 units per acre.
- Eliminate the Villa Parke Planned Development (PD2) zone that applies either entirely or partially to 24 parcels between Orange Grove Boulevard and Maple Street, and change to an appropriate zoning district based on the actual land use or the zoning designation of the adjacent parcel. Parcels that are partially zoned PD2 with the remaining portion zoned multi-family residential (RM) revert back to the multi-family residential zoning designation. Whole parcels that are abutting one or more lots currently zoned industrial are incorporated in the specific plan's recommended commercial designation.
- Change the zoning designation of 675 North Raymond Avenue from Limited Commercial (CL) to Multi-Family Residential, Two Units Per Lot (RM-12) consistent with the parcels adjacent to the south, and allow its potential adaptive reuse to office with a Conditional Use Permit.
- Establish a Planned Development (PD) district for the Community Arms housing development at 151 East Orange Grove Boulevard. The PD allows the existing 131 dwelling units to remain, and prohibits any additional units (Section 4.3, Planned Development).



City of Pasadena



Fair Oaks/Orange Grove Specific Plan District 3 Proposed Land Use

- Fair Oaks / Orange Grove Master Plan Area
- Study Area Boundary
- Proposed Land Use**
 - Planned Development, Multi Family Residential (PD)
 - Institutional
 - Low-Medium Density Residential (RM12, 2 units/lot)
 - Medium Density Residential (MDR, 0-16 units/acre)
 - Neighborhood Commercial, Mixed Use, Residential (0-32 units/acre)
 - Neighborhood Commercial, No Residential
 - Neighborhood Commercial, Mixed Use (0-40 units/acre)
 - Parcel Boundary



Figure 4.6 Renaissance Commercial District (District 3) Land Use Recommendations



4.3.4 Additional Land Use Recommendations for the Entire Specific Plan Area

- Continue to restrict the establishment of new institutional uses identified in General Plan Policy 14.5 (Impaction), such as: Adult Day Care, General; Convalescent Facilities; Detention Facilities; Hospitals; Maintenance and Service Facilities; Residential Care, General; and Single Room Occupancy within the Specific Plan area.
- Prohibit the establishment of new bars and taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and uses that provide for the sale of alcohol for off-site consumption (e.g., liquor stores, food markets). However, sale of alcoholic beverages in connection with restaurants and restaurants with bars (where bar area is limited to 500 square feet) shall be conditionally permitted.
- Prohibit the establishment of new businesses that provide comprehensive automobile repair services, which include, but are not limited to: repairing or installing mechanical or electrical parts, tires or brakes, repairing or painting of vehicle bodies, fenders, or upholstery, vehicle dismantling or any related services; and vehicle or equipment sales, leasing and rental; and vehicle storage.

Conditionally permit the establishment of new businesses that provide general maintenance services, which include, but not limited to: oil changes, replacement of air filters, window tinting, installation of car stereos, and alarms and other related services as part of service station establishments only.

Any rehabilitation and renovation of existing uses shall be in accordance with the non-conforming provisions of the Zoning Code.

- Preserve historic and cultural resources. Projects which include rehabilitation of historic or architecturally significant structures and evaluated in the historic resources survey for the Plan area with a NRHP Code of 5S1 or higher may be eligible for special provisions and incentives such as the Rehabilitation Tax Credit, State Historical Building Code (SHBC) alternatives, special property tax assessment under the Mills Act, and waiver of some City fees and taxes associated with rehabilitation of a building.
- Allow the conversion of historic residential buildings to office uses with a Condition Use Permit. This provision, identical to the highly successful integration of office uses in historic bungalow courts and residences along South Marengo Avenue, would allow adaptive reuse of historic resources. Properties qualifying for this provision would be those with status codes of “5S1”, “5D1”, “4S2” and “3S.”
- Rehabilitation of designated historic buildings shall comply with the Secretary of Interior’s Standards and with the City’s ordinances protecting historic properties.

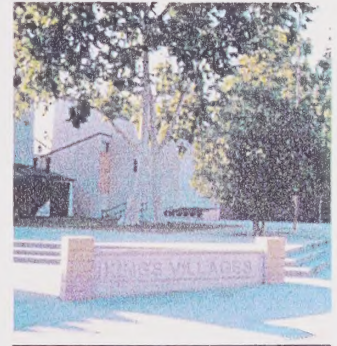


- As part of the implementation of the specific plan, the City shall submit a landmark nomination for all buildings in the historic resources survey with status codes of 5S1 or higher. As funding and resources become available, the City shall also participate in nominating qualifying properties, either individually or as multiple resource nominations, for the National Register of Historic Places.

4.4 Planned Development Sites

4.4.1 Kings Villages

The Kings Villages housing complex consists of 313 multi-family residential units, 4 duplex units and 37 single-family units (total 354 units) on a 22.3-acre site, and has a zoning designation of Planned Development (PD). PD zoning allows the City to develop use controls and standards for an individual site that respond to unique site or project conditions. The PD zone for Kings Villages includes development standards that were specifically tailored to the project when it was approved in 1968. The Fair Oaks/Orange Grove Specific Plan maintains those original standards that remain pertinent while recommending new ones where necessary for future development and rehabilitation or redevelopment.



4.4.1.1 Kings Villages Permitted Uses

- Multi-family and single-family residential, including senior housing.
- Accessory buildings and uses limited to those reasonably related to the multi-family uses as determined by the Zoning Administrator.
- Certain community facilities uses such as child day care, learning and skills training intended for the residents of the PD, and for the general public shall be conditionally permitted.
- An amendment to the Planned Development (PD) shall be required if any increase in existing number of units, or reconfiguration of parcels would create one or more new development sites, or substantially modify parcel boundary lines. An amendment to the PD should take into consideration the merits of the project and compatibility with the surrounding zoning districts.

4.4.1.2 Kings Villages Development Standards

Single-Family Sites

- Any renovation, rehabilitation, addition, or demolition and reconstruction of **existing** single family residential units shall be governed by the development standards of Single-Family Residential, 6 units per acre (RS-6) district.

Multi-Family Sites

Existing Dwellings: Any floor area additions to existing dwelling units or accessory structures shall be permitted subject to the following development standards:



- Height Limit – No building shall exceed thirty-six (36) feet in height.
- Building Area – The building area shall not exceed fifty percent (50 percent) of the total area of any corner lot nor forty-five percent (45 percent) of the total area of any other lot where structures having two or more dwelling units are involved.
- Number of Dwelling Units Per Building – There shall be no more than twelve (12) dwelling units in any one building.
- Front Yard Setback Lines – The average depth of the front yard shall be at least twenty (20) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty (20) foot average setback line a maximum of five (5) feet, so long as a matching amount of building frontage remains behind said setback line an equal distance. Eaves may project into said front yard for a distance not to exceed thirty-six (36) inches where southerly and westerly exposure occur.
- Lots facing on Washington Boulevard and Fair Oaks Avenue shall have a front yard with an average depth of not less than twenty-five (25) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty-five (25) foot average setback line a maximum of five (5) feet, so long as a matching amount of frontage remains behind said setback line in equal distance.
- Side Yard Setback Lines – The required side yard shall be ten (10) feet. For buildings not over two (2) stories in height and where living room windows do not face a side yard, the side yard may be reduced to five (5) feet.
- Rear Yard Setback Lines – There shall be a rear yard on every lot including double frontage lots. The depth of such rear yard shall not be less than fifteen (15) feet.
- Distance Between Dwellings and Width of Courts – The distance between dwellings on the same lot and the width of courts shall not be less than twenty (20) feet with the following exceptions:
 - Where a one or two-story dwelling faces an un-fenestrated dwelling wall, the distance may be reduced to sixteen (16) feet.
 - Where a dwelling faces a wall of an accessory building, the minimum distance shall not be less than ten (10) feet.

New Construction: Any new construction shall be subject to the following additional development standard:

- A minimum of 2,750 square feet lot area per dwelling unit shall be provided, except that single-family lots shall have a minimum of 7,200 square feet in area.



4.4.2 Community Arms

The Community Arms apartment complex was built in 1973 under development standards that predate the current Zoning Code and allowed the project at its present density (24 dwelling units per acre). In 1990, the 5.9-acre site was down-zoned to RM-12, which allows only two units per lot. A substantial disparity exists between the current zoning designation and the existing development at the site (i.e., 133 units in a single large parcel).

One of the Specific Plan's objectives is to provide direction for future potential development in the plan area that ensures quality development and compatibility of land uses among adjacent sites. Acknowledging that the density of this development is an appropriate transition from existing RM-32 to RM-12 zones adjacent to the site, the Specific Plan recommends designating it as a Planned Development (PD). The PD will allow improvements to the housing complex subject to updated development standards while prohibiting additional units on the site.

4.4.2.1 Community Arms Permitted Uses

The following uses are permitted in Community Arms:

- Multi-family residential development not exceeding a total of 133 units, as presently existing on the site.
- Accessory buildings and uses limited to those reasonably related to the multi-family residential use as determined by the Zoning Administrator.
- Certain community facilities, such as child day care and learning or skills training, intended for the Community Arms residents and the general public, subject to approval of a Conditional Use Permit.

4.4.2.2 Community Arms Development Standards

Any additional floor area or construction of an accessory use structure shall be subject to the development standards of the City of Gardens for Multi-Family Residential development in RM-32 districts, except for certain requirements relating to:

- Parking location;
- Entrances of dwelling units accessible to the main garden;
- Length of buildings at the street; and
- Air separation between a building on-site and the building in the adjacent properties.

The building layout and configuration of the existing development call for the elements listed above to be exempt from the City of Gardens requirements. These elements will be allowed to remain as existing; however, no alteration of reconstruction shall increase their non-conforming status.



4.5 Permitted Uses for Specific Plan Area

Proposed land uses in the specific plan area shall implement the directions set forth in the General Plan Land Use Element and the Specific Plan Recommendations described in Section 4.3. The Specific Plan area shall consist of zoning designations that describe the desired land uses listed in Table 4-2. Figure 4-3 indicates the location of the proposed zoning districts in each sub-area.

4.6 Potential Location of an Elementary School Site

Part of the Northwest community's vision is to have a neighborhood school accessible to the children in the area. A neighborhood elementary school would fill an existing gap and diminish the need to transport students outside of their neighborhood. In response to the community's expressed interest and support for locating an elementary school in the Northwest area, the zones recommended in the Specific Plan provide flexibility to allow for community-serving uses, such as public or private schools within the specific plan boundaries.

A Task Force was formed in early 2000 including residents of the Pasadena Unified School District (PUSD) and the cities of Altadena, Pasadena and Sierra Madre to make recommendations regarding the construction of an elementary school in Northwest Pasadena, ensure the optimum joint use of public facilities with and for the community, and other related assessments.

A consulting firm was retained to work with the Task Force to facilitate the school site selection process. The process concluded with the recommendation of five sites. Further costs analysis is currently underway to assist the Board of Education with a decision on the preferred site.

During the review of the Specific Plan by various commissions and committees, the Fair Oaks Project Area Committee suggested that any future school site not be located next to an industrial use, or within an industrially-zoned area.

4.7 Nonconforming Uses

Due to recommendations in this specific plan, some land uses would be rendered non-conforming. The City's existing regulations, contained in Chapter 17.76 of the Zoning Code (Title 17, Pasadena Municipal Code) relevant to nonconforming uses shall govern the nonconforming uses within the Specific Plan area.

4.8 Discretionary Actions

Consistent with the goals and objectives set forth in the General Plan Land Use Element toward the physical and economic revitalization of the Fair Oaks/Orange Grove Specific Plan area, non-residential development with a gross floor area of **5,000 square feet or more** shall be subject to design review. Residential development of **three or more units** shall be subject to the City Gardens standards and to design review as specified in the Zoning Code.



**Table 4-2
SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICT AND SPECIFIC PLAN DISTRICT**

Use Classification	Proposed Land Uses						
	Commercial Districts			PS Districts	OS Districts	RM16 District	RM12 District
	CL, La Pintoresca Commercial nodes ¹	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District				
Residential							
Adult Day Care, Limited	P ¹	(--)*	P ⁵	(--)	(--)	(--)*	(--)*
Boarding Houses	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Caretaker's Quarters	P ¹	(--)*	P ⁵	C	C	(--)	(--)
Dormitories	P ¹	(--)*	P ⁵	C	(--)	(--)	(--)
Family Day Care Home							
Small (< 8 children)	P ¹	(--)*	P ⁵	C	(--)	P	P
Large (9-14 children)	P ¹	(--)*	P ⁵	C	(--)	MC	MC*
Fraternities/Sororities	P ¹	(--)*	P ⁵	C	(--)	(--)	(--)
Residential Care, Limited	P ¹	(--)*	P ⁵	C	(--)	P	P
Multi-Family Residential	P ¹	(--)*	P ⁵	C	(--)	P	P
Single-Family Residential	P ¹	(--)*	P ⁵	C	(--)	P	P
Transition Housing	(--)*	(--)*	(--)*	(--)	(--)	(--)*	(--)*

(--) Use is not permitted.

P Use is permitted.

C Use is conditionally permitted.

MC Use is conditionally permitted with a Minor Conditional Permit

TC Use is conditionally permitted with a Temporary Conditional Use Permit

E Use is permitted with an Expressive Use Permit.

* Change of status from existing Zoning.

P/C Accessory use subject to land use regulations of principal use.

¹ No housing units or Residential uses shall be allowed in CL district at Montana and at Washington. However, residential uses shall be allowed in the CL district at Tremont and at Howard. No variance on land use can be granted.

² Research & Development, Office - Defined as: Facilities that are primarily office uses for scientific research, may include activities such as the design, development and testing of chemical, magnetic, biological, optical and/or mechanical components in advance of product manufacturing and do not involve mass manufacture, fabrication or processing of products.

³ New "big box retail," defined as: retail or wholesale store of over 75,000 square feet in area with centralized cashiering facilities, shall be prohibited in the Fair Oaks/Orange Grove Specific Plan area.

⁴ Research & Development, Non-Office - Defined as: Laboratory facilities that are primarily used for non-office scientific research, may include activities such as the design, development and testing of chemical, biological, electrical, magnetic, optical and/or mechanical components in advance of product manufacturing and do not involve the mass manufacture, fabrication, processing of products.

⁵ Housing or other residential uses are not permitted at the property in the southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, which is currently developed with the Renaissance Plaza.

⁶ Until the completion of the city-wide revision of the Zoning Code, Work/Live use shall be subject to approval of a Conditional Use Permit. The Zoning Administrator and the Building Official shall apply appropriate conditions of approval until development standards are formulated for this use.



Table 4-2 (continued)
SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICT AND SPECIFIC PLAN DISTRICT

Use Classification	Proposed Land Uses						
	Commercial Districts			PS Districts	OS Districts	RM16 District	RM12 District
	CL, La Pintoresca Commercial nodes ¹	Light Industrial/Commercial sites, Robinson Park District	Renaissance Commercial District				
Public & Semi-Public							
Adult Day Care, General	(--)*	(--)*	(--)*	(--)*	(--)*	(--)*	(--)*
Charitable Institution	C	C	C	C	(--)	(--)	(--)
Child Day Care Center	P	P	P	C	(--)	C	C
Clubs & Lodges	C	C	C	C	C	(--)	(--)
Colleges & Universities	C	C	C	C	(--)	(--)	(--)
Convalescent Facilities	(--)*	(--)*	(--)*	(--)*	(--)*	(--)	(--)
Cultural Institutions	P	P	P	C	C	C	C
Detention Facilities	(--)*	(--)*	(--)*	(--)*	(--)*	(--)	(--)
Government Offices	P	P	P	C	(--)	(--)	(--)
Heliports	(--)	(--)	(--)*	(--)*	(--)	(--)	(--)
Hospitals	(--)*	(--)*	(--)*	(--)*	(--)*	(--)	(--)
Maintenance & Service Facilities	(--)*	(--)*	(--)*	(--)*	(--)*	(--)	(--)
Open Space	P*	P*	P*	P*	P	P*	P*
Park & Recreation Facilities	C	C	C	C	C	C	C
Public Safety Facilities	C	C	C	C	C	C	C
Religious Assembly	C*	C*	C*	C	(--)	C	C
W/ Columbarium	MC	MC	MC	MC	(--)	MC	MC
W/ Temp Homeless Shelter	P	P	P	C	(--)	C	C
Residential Care, General	(--)*	(--)*	(--)*	(--)*	(--)*	(--)*	(--)
Schools, Public or Private	C	C	C	C	C*	C	C
Transportation Terminals	(--)	(--)	(--)	(--)*	(--)	(--)	(--)
Utilities, Major	C	C	C	C	C	C	C
Utilities, Minor	P	P	P	P	P	P	P
Commercial							
Adult Businesses	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Ambulance Services:	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Animal Sales and Services:							
Animal Boarding	(--)	(--)	C*	(--)	(--)	(--)	(--)
Animal Grooming	C*	P	P	(--)	(--)	(--)	(--)
Animal Hospital	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Animals, Retail Sales	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Auto Washing & Detailing	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Small Scale (<1000 sf)	P	P	P	(--)*	(--)	(--)	(--)
Banks & Savings & Loans	P	P	P	(--)	(--)	(--)	(--)
With Walk-Up Service	P	P	P	(--)	(--)	(--)	(--)



Table 4-2 (continued)
SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICT AND SPECIFIC PLAN DISTRICT

Use Classification	Proposed Land Uses						
	Commercial Districts			PS Districts	OS Districts	RM16 Districts	RM12 District
	CL, La Pintoresca Commercial nodes ¹	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District				
Commercial (continued)							
Bars or Taverns	(--)*	(--)*	(--)*	(--)*	(--)	(--)	(--)
With Live Entertainment	(--)*	(--)*	(--)*	(--)*	(--)	(--)	(--)
Building Materials & Services	(--)	(--)	C*	(--)	(--)	(--)	(--)
Catering Services	P	P	P	(--)	(--)	(--)	(--)
Commercial Entertainment	E	E	E	(--)	(--)*	(--)	(--)
Commercial Printing	C	P*	P*	(--)	(--)	(--)	(--)
Commercial Printing, Limited (< 2000 sf)	P	P	P	(--)	(--)	(--)	(--)
Commercial Recreation	C	C	C	(--)	C		
Communication Facilities:	(--)	P	P	(--)	(--)	(--)	(--)
Small Scale (max 5 employees, 2 vehicles)	P	P	P	(--)	(--)	(--)	(--)
Drive-Thru Businesses	C	C	C	(--)	(--)	(--)	(--)
Emergency Shelters	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Firearms Sales	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Food Sales:	P	(--)*	P	(--)	(--)	(--)	(--)
W/ Beer & Wine Sales*	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
W/Full Alcohol Sales*	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Horticulture:	(--)	(--)	(--)	(--)	(--)*	(--)*	(--)*
Limited (no structures, no storage)	P	P	P	(--)	C	C	C
Laboratories (<6 employees)	P	P	P	(--)	(--)	(--)	(--)
Live/Work	(--)	C ⁶	C ⁶	(--)	(--)	(--)	(--)
Maintenance & Repair Services	P	P	P	(--)	(--)	(--)	(--)
Mini Mall	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Mortuaries	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Nurseries	C	C	C	(--)	C	(--)	(--)
Offices:							
Business & Professional	P	P	P	C	(--)	(--)*	(--)*
Medical	P	P	P	C	(--)	(--)	(--)
Pawnshops	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Personal Improvement Services	P	P	P	(--)	(--)	(--)	(--)
Personal Services	P	P	P	(--)	(--)	(--)	(--)
Professional, Business & Trade Schools	P	P	P	(--)	(--)	(--)	(--)
Recycling Centers							
Small Collection Facilities (<500 sf)	MC	MC	MC	MC	MC	(--)	(--)



Table 4-2 (continued)
SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICT AND SPECIFIC PLAN DISTRICT

Use Classification	Proposed Land Uses						
	Commercial Districts			PS Districts	OS Districts	RM16 District	RM12 District
	CL, La Pintoresca Commercial nodes ¹	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District				
Commercial (continued)							
Large Collection Facilities (>500 sf)	(--)	(--)	C	(--)	(--)	(--)	(--)
Research & Development, Office ²	(P)*	(P)*	(P)*	(--)	(--)	(--)	(--)
Restaurants:	P	P/C	P	C	(--)	(--)	(--)
W/ Beer & Wine Service	C	C	C	C	(--)	(--)	(--)
W/ Full Alcohol Service	C	C	C	C	(--)	(--)	(--)
W/ Live Entertainment	P	P	P	P	(--)	(--)	(--)
Restaurants, Take-Out:	C	(--)*	C	C	(--)	(--)	(--)
W/ Beer & Wine Service	C	(--)*	C	C	(--)	(--)	(--)
W/ Full Alcohol Service	C	(--)*	C	C	(--)	(--)	(--)
W/ Live Entertainment	P	(--)*	P	P	(--)	(--)	(--)
Retail Sales ³	P ³	(--)*	P ³	(--)*	(--)	(--)	(--)
Secondhand Clothing & Appliance Sales	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Single Room Occupancy	(--)	(--)	(--)	(--)	(--)		
Swap Meets	(--)	(--)	(--)	C	C	(--)	(--)
Vehicle/Equipmnt Sales, Leasing & Services:						(--)	(--)
Automobile Rentals	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Comm'l Off-street Parking	C*	C*	C*	(--)	(--)	(--)	(--)
Service Stations	(--)*	C	C	(--)	(--)	(--)	(--)
Vehicle/Equipment Repair	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Vehicle/Equipmnt Sales, Leasing & Rentals	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Vehicle Storage	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Visitor Accommodations:							
Bed and Breakfast Inns	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Hotels and Motels	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Warehousing and Storage	(--)	C	C	(--)	(--)	(--)	(--)
Small Scale (max 5000sf, 5 employees 2 vehicles)	(--)*	P	P	(--)	(--)	(--)	(--)
Wireless Telecommunications Antenna Facility:							
Minor	MC	MC	MC	MC	(--)	MC	MC
Major	C	C	C	C	(--)	(--)	(--)



Table 4-2 (continued)
SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICT AND SPECIFIC PLAN DISTRICT

Use Classification	Proposed Land Uses						
	Commercial Districts			PS Districts	OS Districts	RM16 Districts	RM12 District
	CL, La Pintoresca Commercial nodes ¹	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District				
Industrial							
Industry, Standard	(--)	(--)	(--)	(--)	(--)	(--)	(--)
Industry, Restricted:	(--)	C*	C*	(--)	(--)	(--)	(--)
Small Scale (max 5000 sf, 5 empl, 2 veh)	P	P	P	(--)	(--)	(--)	(--)
Research & Devt, Non-Office ⁴	C*	P*	C*	(--)	(--)	(--)	(--)
Wholesaling, Distribution, & Storage:	(--)	C*	(--)	(--)	(--)	(--)	(--)
Small Scale (max 5000sf, 5 empl, 2 veh)	P	P	P	(--)	(--)	(--)	(--)
Accessory							
Accessory Antenna Array	P	P	P	(--)	P	(--)	(--)
Accessory Uses	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Home Occupations	P	P	P	(--)	(--)	P	P
Temporary							
Animal Shows	(--)	TC	(--)	TC	TC	(--)	(--)
Auto Washing	(--)	(--)	(--)	P	(--)	(--)	(--)
Circuses and Carnivals	TC	TC	TC	TC	TC	(--)	(--)
Farmers' Market	TC	TC	TC	TC	TC	(--)	(--)
Filming, Long Term	C	C	C	C	C	C	C
Filming, Short Term	P	P	P	P	P	P	P
Live Entertainment	TC	TC	TC	TC	(--)	(--)	(--)
Personal Property Sales	(--)	(--)	P*	(--)	(--)	P	P
Religious Assembly	TC	TC	TC	(--)	(--)	(--)	(--)
Retail Sales, Outdoor	TC	TC	TC	(--)	(--)	(--)	(--)
Seasonal Merchandise Sales	P	P	P	(--)	(--)	(--)	(--)
Street Fairs	P	P	P	(--)	(--)	P	P
Swap Meets, Non-recurring	TC	TC	TC	(--)	(--)	(--)	(--)
Tents	TC	TC	TC	TC	TC	TC	TC
Nonconforming Uses, Structures and Signs	Non conforming uses, structures and signs are subject to the requirements of the Zoning Code, Chapter 17.76.						

5.0 COMMUNITY DESIGN STANDARDS AND GUIDELINES



5.0 COMMUNITY DESIGN STANDARDS AND GUIDELINES

5.1 Introduction

In keeping with the General Plan mandate to create a more livable city, the Specific Plan lays the groundwork for creating an inviting, aesthetically pleasing, vibrant and pedestrian-oriented commercial and residential environment in the Fair Oaks/Orange Grove community. The plan recommends strengthening positive attributes of the corridor and enhancing:

- community parks and gathering spaces
- historic and other existing storefronts,
- a sense of community pride
- pedestrian activity and street life
- successful new investments such as the Fair Oaks Renaissance Plaza
- incentives for new development



The Specific Plan recommends strengthening assets of the community, including community parks and gathering spaces.

This chapter proposes physical design improvements in the form of development standards and guidelines which foster a unique character and high-quality image of the area that is both responsive to the history and existing conditions as well as oriented toward a vibrant future. The design vision presented in this chapter is organized into the following elements:

- **Urban Design Principles and Vision** identified during the community outreach efforts.
- **Public Realm Development Standards and Design Guidelines** address publicly-owned elements such as parks, schools, libraries, streets, sidewalks, street trees, and street lights.
- **Private Realm Development Standards and Design Guidelines** that address elements of the urban fabric that are privately owned and that “frame” the street and define its character such as buildings, parking areas, walls, fences, yards and landscaping.

5.2 Urban Design Principles

The following urban design principles were identified by the community:

- Strengthen the area’s use as a pedestrian-oriented commercial area that capitalizes on the existing historic structures. Encourage pedestrian activity through:
 - carefully designing the streetscape to create an engaging and enjoyable walking environment,
 - enhancing area lighting, and
 - maintaining clean streets, parkways, sidewalks and alleyways, including increased delivery of services.
- Create a more attractive community image through the careful design of new buildings and renovation of existing buildings.

The Specific Plan balances the protection of residential areas with increasing the economic base, employment and commercial opportunities.

- Identify and highlight cultural activities and the cultural identity unique to the area.
- Encourage art in public space both privately and publicly owned.
- Encourage consistency with existing historic structures.

Land uses and activities also play an important role in creating the physical character of a community. In addition to the architectural and design principles listed above, the following land use principles were identified:

- offering a diversity of activities, including retail establishments along major corridors,
- encouraging a mix of compatible uses with mixed hours of operation to stimulate an active daytime and evening street environment, and
- balancing the community's desire for safe and protected residential areas close to employment opportunities while increasing the economic base by attracting a variety of retail, office, and other uses in the commercial districts.



Figure 5.1 Mixed-use development such as Holly Street Village in Pasadena has a combination of uses with different hours of activity that stimulates a more active pedestrian environment and a safer daytime and evening street life.

5.3 Existing Planning Documents

A number of City of Pasadena planning documents currently exist which regulate and guide development in the City through design standards and guidelines or a guiding vision, including the General Plan, the Villa Parke and Fair Oaks Redevelopment Plans and the Fair Oaks/Orange Grove Master Development Plan. These vision and design elements, are summarized in the following sections.



5.3.1 Pasadena Comprehensive General Plan Design Principles

In 1992, the City Council adopted the General Plan Design Objectives and Principles to guide development and make buildings and open spaces that are place-specific while establishing conditions that give coherence to the City. Their fundamental purpose is to achieve a cohesive City that provides interest and amenity for its citizens. The design objective and principles are summarized as follows:

Objective: *Architectural Excellence in Building and Open Space*

Architecture that is excellent is fit uniquely to its place, works directly with the techniques and pressures of its time, is the result of an intense vision of human possibility and will sustain continuing critical examination.

Guiding Principles:

1. **Enhanced Environment:** *Projects should be shaped to improve the environment for the public, and buildings, open spaces and streets (including historic buildings) should be carefully designed to support the distinctiveness of localities and regions.*
2. **Human Values:** *Buildings and places should serve as indicators of human values, reflecting concerns of the builders, and concerns for well-being of citizens, as well as cultural values. Buildings should be accommodating, inspiring, comfortable, enduring, inviting and should sustain attention.*
3. **Imagination and Creativity:** *Guidelines should be structured to encourage creative response at many scales and on the part of the various people and cultures involved in designing and making places and their constituent parts.*

5.3.2 Redevelopment Plans

The Villa Parke and Fair Oaks Redevelopment Project Plans for the Specific Plan area envision the renewal and redevelopment of the project areas through conservation and rehabilitation of existing features and new development. The development and design standards in the redevelopment plans are generally consistent with the Specific Plan recommendations. Should an inconsistency exist between a development standard or design guideline herein and a requirement contained in any of the following plans, the Specific Plan requirement shall govern.

5.3.3 Fair Oaks / Orange Grove Master Development Plan

The Fair Oaks/Orange Grove Master Development Plan (1991) proposes to reestablish the area surrounding the intersection of Fair Oaks and Orange Grove as a lively and attractive focal point in the City. The intersection is designed to function as a town center surrounded by commercial-retail, restaurant, commercial-office and mixed-use development (Figure 5.2).

The Fair Oaks / Orange Grove Master Plan proposes an urban environment of retail, restaurant, and mixed-use development centered on the Fair Oaks/Orange Grove intersection.

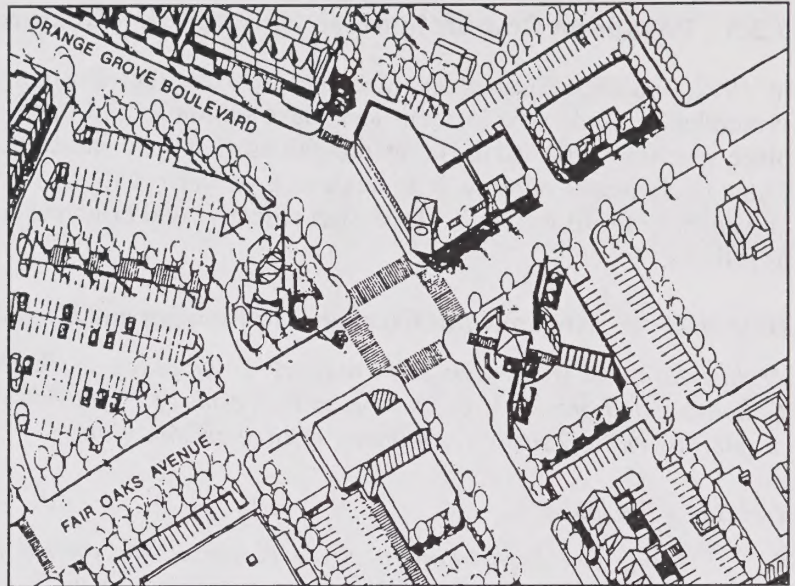


Figure 5.2 The Fair Oaks / Orange Grove Master Development Plan proposes a town center treatment of the intersection, with urban-scaled and pedestrian-friendly development.

The urban design theme of the plan is a neighborhood gathering point with:

- The intersection treated as a focal point which is architecturally expressed through:
 - buildings close to the street to create a sense of enclosure and identity,
 - a tower feature at the northwest corner of the intersection, and
 - similar design treatment of buildings at the corners for a unified visual composition rather than individual structures competing for attention.
- An upgraded pedestrian environment through:
 - unified paving and planting plans,
 - visual screening of parking and service areas, and parking located behind buildings,
 - coordinated design of streetscape elements, including generous sidewalks and landscaping, and
 - amenities such as seating, game tables and thematic lighting.

The recently constructed Fair Oaks Renaissance Plaza shopping center and Raymond Grove mixed-use building implement the concepts presented in the Master Development Plan. Key parts of the Master Development Plan not yet carried out include retail and restaurant uses on the northwest, northeast and southeast corners of the intersection and nearby mixed-use development. The Specific Plan recommends that the Master Development Plan urban design vision and development plan be implemented as parcels around the Fair Oaks/Orange Grove intersection are built-out.



5.4 Community Vision

The goal of the Specific Plan is to restore the area's sense of place, and re-establish it as one of the most important "livable communities" and business corridors in the City. The Community Vision for the Plan area emerges from an intensive community participation effort and is based on three Specific Plan districts: the La Pintesca Neighborhood Corridor District, Robinson Park District, and Renaissance Commercial District. The vision for each district preserves and builds upon existing positive characteristics of the area, while maintaining a continuity among districts. The following vision builds upon the land use vision and strategy in Chapter 4.0, and illustrated in Figure 4.2. Streetscape elements described in the vision are illustrated in Figure 5.8, the public realm/streetscape improvement vision.

5.4.1 La Pintesca Neighborhood Corridor District (District 1)

The existing character of the La Pintesca Neighborhood Corridor District is shaped by:

- a predominance of residential uses on small parcels with landscaped setbacks (Figure 5.3),
- two existing commercial nodes with reduced setbacks,
- wide landscaped parkways (up to 5 feet) with a relatively consistent coverage of mature street trees,
- low residential fences,
- a number of older residential structures with a historic character,
- retaining walls on the east side of Fair Oaks Avenue (some composed of Arroyo Stone) and an elevation gain,
- neighborhood-scaled transit stops with simple street furniture (Figure 5.3), and
- the La Pintesca Park and Library.

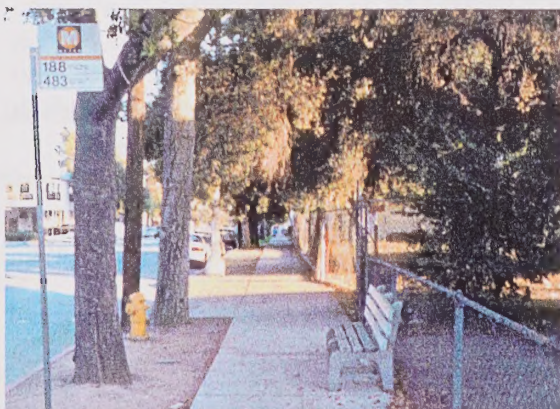


Figure 5.3 Existing features of the Neighborhood Corridor District, include landscaped setbacks and sidewalks with mature street trees in parkways.

The community design vision for the La Pintesca Neighborhood Corridor District is a pleasant, safe, landscaped and unified residential district accented

with neighborhood-serving commercial uses at four select nodes. The area will feature:

- a consistent and visually pleasing street environment which includes:
 - enhancement of shade-giving street trees and existing landscaped parkways,
 - decorative crosswalks at Montana Street and Washington Boulevard and repair of damaged sidewalks,
 - pedestrian-scaled lighting, especially at bus stops, commercial nodes, public parks and public facilities,
 - increased service and maintenance, such as trash removal, parkway maintenance, etc. ,
 - under-grounding of utilities wherever feasible, and
 - gateway treatment at Montana Street;
- improved appearance of the buildings and private property including:
 - generously landscaped front setbacks,
 - improved fence quality, and
 - improved building facades;
- design compatibility between adjacent uses, especially adjacent commercial and residential uses;
- new development which complements and is harmonious with adjacent uses, with a high level of design and construction quality; and
- protection of residential neighborhoods and residential character.

The four commercial nodes in the district will reflect the historic character of the area, featuring small and medium-scale buildings, a well-defined street edge, wider sidewalks and pedestrian amenities. This district includes the northern edge of the Specific Plan area which is also the boundary between Pasadena and Altadena. A gateway treatment at this location would welcome people into the City and the Fair Oaks/Orange Grove community.

5.4.2 Robinson Park District (District 2)

The existing character of the Robinson Park District is shaped by:

- large parcel sizes with a variety of building types including residential, public service/community, light-industrial, and open park areas,
- wide sidewalks with narrow or no landscaped parkway and trees in tree wells adjacent to the roadway,
- larger setbacks in the northern area, with reduced setbacks to the south,
- tall and continuous fences (Figure 5.4),
- large setbacks at the corners, often within fenced areas (Figure 5.4), and
- Robinson Park facilities.

The Robinson Park District features civic uses such as Robinson Park, Jackie Robinson Center, businesses in the Fair Oaks Business Park as well as other parts of the district, and residential developments such as King's Village. The area currently features generous setbacks with mature street trees and ground landscaping which are further enhanced by Robinson Park. The area also has a number of tall, continuous fences surrounding large developments.



Figure 5.4 Existing features of the Robinson Park District include continuous fences along large developments, wider sidewalks with street trees in wells, and larger setbacks at corners.

Key to the vision for this district is reducing the visual impact of the fences through:

- removal whenever feasible,
- reducing height,
- creating an undulating pattern,
- setting fence lines back from the property line,
- modifying materials, and
- integrating public art elements.

Where fence removal is not possible, fences are envisioned as set back from the sidewalk with increased landscaping such as flowering trees, shrubs or groundcover adjacent to the sidewalk.

The community design vision for the Robinson Park district builds upon the community center features of the district with community amenities including public art, landscaped areas, and enhanced public parks and community resources. This vision also maintains compatibility with existing residential and the business park concept. The community design vision includes:

- expansion of Robinson Park;
- improvement of the street environment with:
 - enhanced bus stops and street furniture,
 - pedestrian-scaled lighting, especially around public parks and transit stops,
 - decorative crosswalks at Washington Boulevard and Mountain Street, and maintenance of existing wide sidewalks;
- under-grounding of utilities wherever feasible;
- introduction of public art features;
- enhanced treatment of large corner setbacks with landscaping, art, gardens or other landmarks;
- façade improvements, including more pedestrian-friendly design detail of large commercial buildings;
- improvements to existing residential and commercial buildings;

- new development with a high level of design quality to include pedestrian-oriented site design and detailing and to be compatible with the district's function as both a community and employment center; and
- business park design which maintains a frontage on the major street and provides generous landscaping visible to the street.

5.4.3 Renaissance Commercial District (District 3)

The Renaissance Commercial District has compact, urban character with substantial pedestrian and vehicular traffic, as well as the following urban design features:

- narrow sidewalks and parkways,
- mostly smaller parcels with a mixture of residential and commercial building types, and a few larger parcels with commercial buildings,
- inconsistent street tree coverage,
- tall fences (approx. 6 feet), often located at the edge of the sidewalk,
- a variety of setback distances, with small or zero setbacks around older buildings (Figure 5.5), and
- transit shelters and more frequent street furniture than the other districts.



Figure 5.5 Existing features of the Renaissance Commercial District include small setbacks, tall fences at the sidewalk edge, and narrow sidewalks.

The vision for the Renaissance Commercial District is designed to support an active, lively and pedestrian-friendly environment that is a destination for the community. This district would feature commercial, mixed-use and residential development with a compact, urban character. This district includes the core intersection of Fair Oaks and Orange Grove which will function as a landmark for the community, with special design treatment at the intersection that expresses its importance to the community. Consistent with the Master



Development Plan, the intersection will be surrounded by quality developments with an attention to detail and character.

The vision for the Renaissance Commercial District includes:

- an active and high-quality pedestrian environment with:
 - pedestrian-scaled lighting,
 - widened sidewalks at intersections whenever feasible,
 - decorative crosswalks,
 - enhanced bus stops, shelters and street furniture,
 - public art and community identification signage,
 - enhanced landscaping including street trees, parkways, setbacks and planters for shade, visual interest and to soften the urban character, and
 - gateway treatments at the boundaries of the plan area to identify the community;
- increased continuity and unity of the street environment by
 - infill of existing vacant parcels, and
 - increased consistency of front yard setbacks;
- under-grounding of utilities wherever feasible;
- façade improvements;
- fence improvements and increased fence setback from the sidewalk ;
- design compatibility between adjacent property, especially residential and non-residential uses;
- consolidated curb cuts and driveways; and
- new development with a high level of design and construction quality which fosters a consistent urban and pedestrian environment through careful detailing and site planning.

5.5 Public Realm Development Standards and Design Guidelines

The development standards and design guidelines for the public realm address publicly-owned elements such as the sidewalks, parkways, streets, parks, schools, street trees and street lights. The condition of the public realm is important in creating the image and identity of the area, as well as providing a basis for the community character. Improvements to the public realm often improve the visual quality of an area and act as a catalyst for investment, encouraging upgrades by existing property owners as well as new development.

The public realm vision for the Fair Oaks/Orange Grove Specific Plan area focuses on improvements to the sidewalks, parkways, transit stops and focus intersections. The vision is of a unified, safe and visually-striking environment that is a destination for the community. Fair Oaks Avenue and Orange Grove Boulevard are intended to function as outdoor spaces that bring the community together, rather than linear thoroughfares or lines of division. The street would be enhanced to accent pedestrian-oriented details while allowing for automobile and transit flow to serve the community.

The following are key strategic elements of the public realm concept for the Specific Plan area.

- Improving the appearance and use of the existing street system
- Creating an aesthetically-pleasing and human-scaled pedestrian network linking major destinations, and a pleasing and safe street experience for pedestrians and transit users
- Building upon community assets, including public parks, public libraries and community gathering places
- Creating a unified streetscape
- Creating new gateways at the edges of the Specific Plan area
- Enhancing safety and a balance between pedestrian, vehicular and transit flow
- Enhancing central areas with improvements that make them points of community interest and pride

Fair Oaks Avenue has a right-of-way ranging from 70 to 80 feet wide that includes four narrow lanes of traffic, two parking lanes, and relatively narrow sidewalks and parkways (Figures 5.6 and 5.7). Orange Grove Boulevard has a right-of-way approximately 80 feet wide within which are four narrow lanes of traffic, two parking lanes and narrow sidewalks and some areas with a narrow parkway adjacent to the street. The curb to curb width of Fair Oaks Avenue and Orange Grove Boulevard do not lend themselves to improvements that could change the roadway design and number of lanes. Due to traffic safety criteria, the curbs must remain in their present configuration and a consistent landscape median for any great distance is not feasible due to the street width, number of intersections, the need for turn lanes, and parking to serve local businesses. Therefore, public realm streetscape improvements are primarily limited to the sidewalk and parkway areas, and decorative crosswalks at intersections.

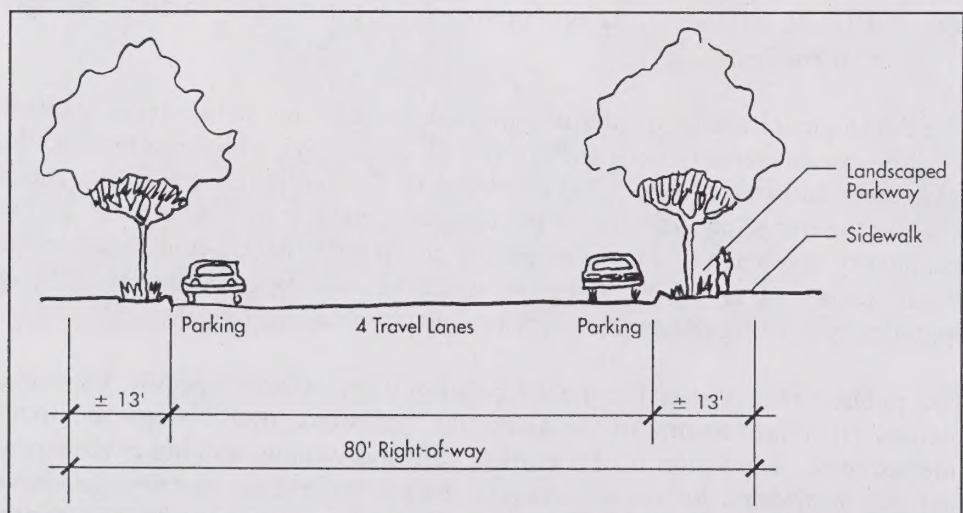


Figure 5.6 Existing street section along Fair Oaks Avenue North of Mountain Street (Districts 1 and 2) which has a right-of-way width of 80 feet. In addition to street trees, pedestrian lights and enhanced landscaping, the right-of-way width in these areas could include widened sidewalks or parkways.

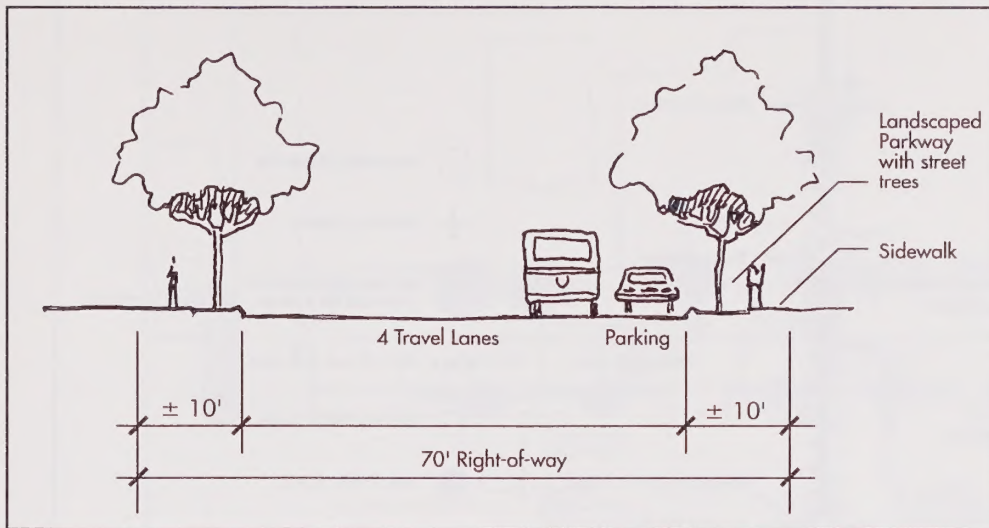


Figure 5.7 Existing street section along Fair Oaks Avenue between Orange Grove and Painter Street (District 3) with a right-of-way width of 70 feet. Pedestrian amenities feasible within this narrow right-of-way include street trees, pedestrian lights and enhanced landscaping of the existing parkway.

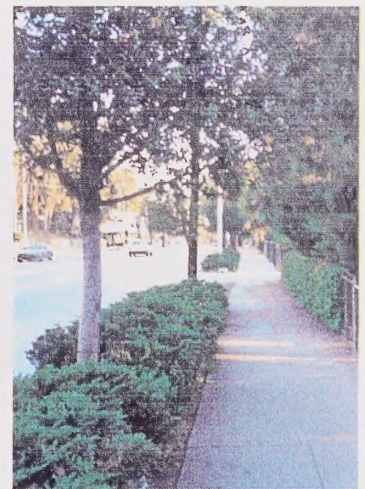
The following public realm development standards and design guidelines implement the streetscape concept and community vision for the Specific Plan area. Figure 5.8 illustrates the overall Public Realm/Streetscape concept.

5.5.1 General

- Existing utilities should be placed underground where feasible.
- A pedestrian-oriented environment should be promoted through the provision of street amenities such as trees, landscaping, lighting, street furniture, crosswalks, and public art or graphics.

5.5.2 Street Trees and Landscaping

- Landscaping improvements should be provided within the public right-of-way.
- Existing trees should be protected and preserved before, during and after any construction project in accordance with City Tree Protection Standards.
- Trees that are performing poorly shall be removed and be replaced with new trees with a minimum 24-inch box size.



Existing sidewalk, landscape parkway and street trees on Fair Oaks Avenue and Orange Grove Boulevard to be continued and/or enhanced.

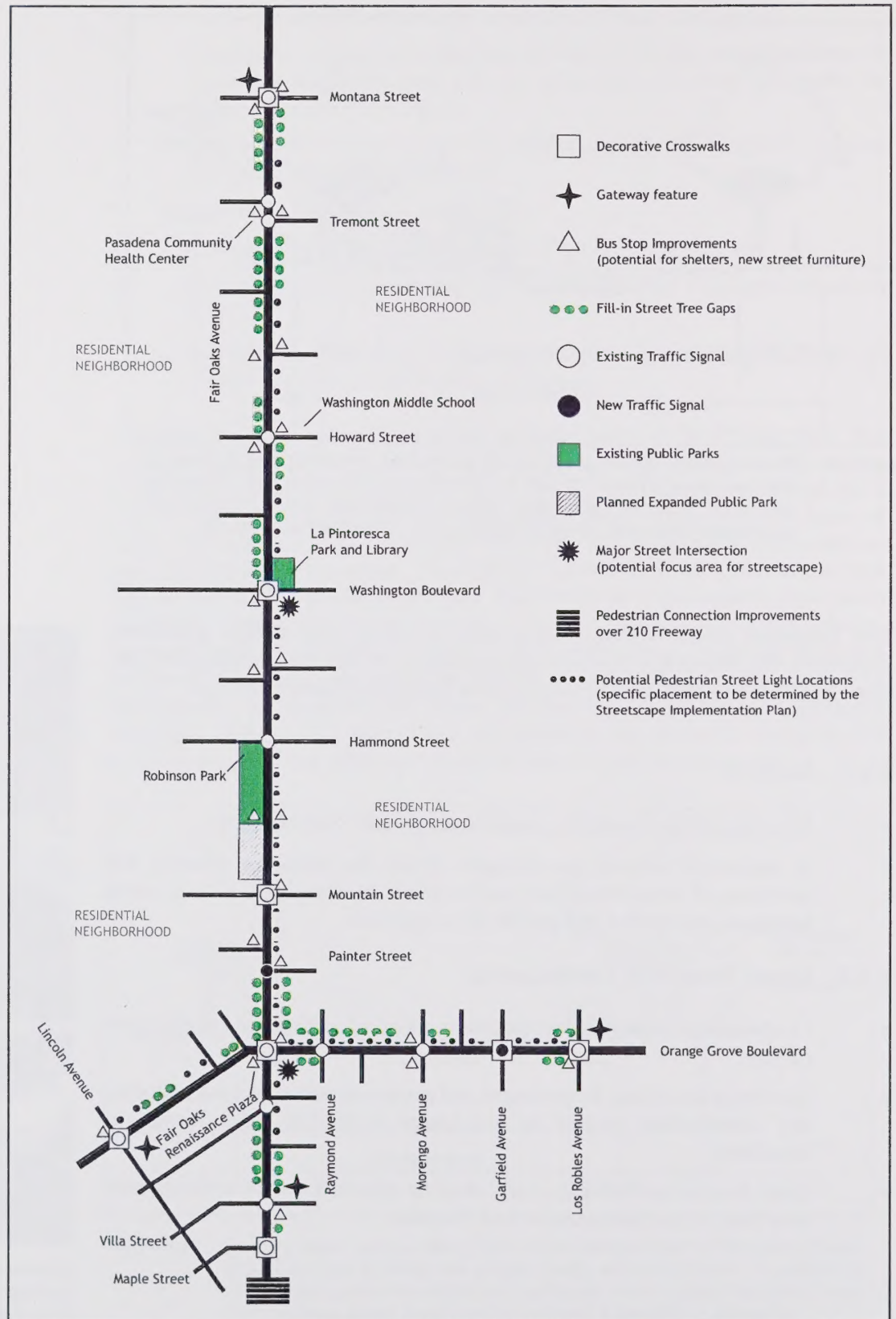


Figure 5.8 Public Realm / Streetscape Improvement Concept

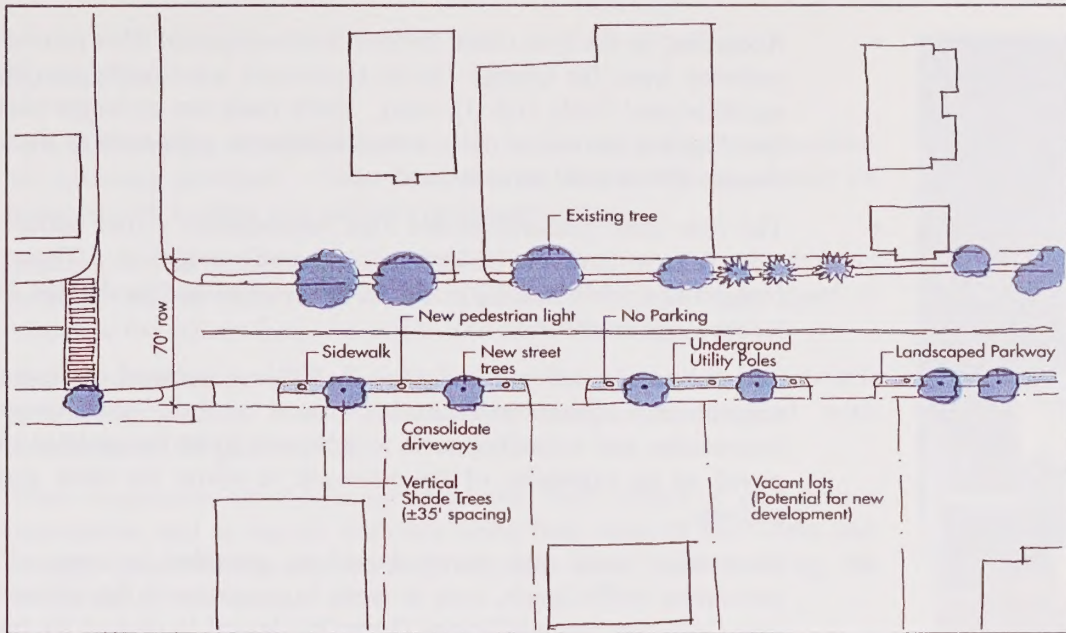


Figure 5.9 Proposed typical streetscape treatment

- New street trees shall be planted where gaps exist. All new street trees should provide shade, height and visual interest at the street level for pedestrians and motorists (Figure 5.9).
- Existing tree wells should be enlarged to improve plant health. Permacrete should be removed around street trees and replaced with wood chips or other decorative material to enhance visual appeal and improve the environment for trees.
- According to the Fair Oaks Avenue Redevelopment Plan, recommended parkway trees for Fair Oaks Avenue north of Orange Grove are Coast Live Oak, and south of Orange Grove Boulevard the Crepe Myrtle (*Lagerstroemia indica*) (Figure 5.10). To unify the entire Specific Plan area, tall vertical trees such as the London Plane tree (*Platanus acerifolia*) shall be planted along Fair Oaks Avenue from Maple Street to Montana Street subject to approval by the Urban Forestry Advisory Committee (Figure 5.11). Interspersed and alternating within the tall vertical trees shall be the smaller Crepe Myrtle tree. In locations where the parkway is too narrow to accommodate Oak trees, a new species such as the Oklahoma Redbud (*Cercis reniformis* 'alba'), Arbutus 'Marina' Strawberry Tree or similar tree will need to be chosen and approved by the Urban Forestry Advisory Committee.



Figure 5.10 Example of a Crepe Myrtle Tree



Figure 5.11 Example of a London Plane Tree



Figure 5.12 Examples of potential pedestrian street lights, including a light style currently used in the Fair Oaks Renaissance Plaza parking lot (upper).

- According to the Fair Oaks Avenue Redevelopment Plan recommended parkway trees for Orange Grove Boulevard are Coast Live Oaks (*Q. agrifolia*) and Holly Oak (*Q. ilex*). Holly Oaks are no longer planted by the City, but the use of other native California oaks such as these along Orange Grove shall be continued.
- The Fair Oaks Redevelopment Plan recommends a root barrier collar, slow release fertilizer tablets and automatic irrigation. These are no longer required by the City of Pasadena and should be deleted from the Redevelopment Plan.
- The existing landscaped parkways should be continued, including street trees located adjacent to the curb. Around the Fair Oaks/Orange Grove intersection and extending north to Robinson Park, the parkways may be paved as an extension of the sidewalk to allow for more pedestrian activity.
- Decorative metal tree grates should be provided in areas of higher pedestrian traffic levels, such as areas in proximity to the intersection of Fair Oaks Avenue and Orange Grove Boulevard to protect the tree roots and provide additional walking surface. Tree grates shall be decorative black cast iron or integral-color, pre-cast concrete and approved by the City.
- Tree maintenance and pruning should be coordinated with the Metropolitan Transportation Authority (MTA) to avoid excessive or unnecessary pruning and ensure healthy tree growth.
- Soil levels of newly planted trees shall be ½ to 1 inch below grade to allow area for mulch. New tree wells shall be a minimum of 4'-6" deep by 6 feet wide where room permits. Spacing of trees shall be determined by species using the Master Tree Plan and planting guidelines of the City of Pasadena.

5.5.3 Street Lighting

- Special pedestrian street lighting should be provided along the sidewalk and pedestrian pathways throughout the entire Specific Plan area in addition to the existing taller street lights, particularly in areas of high pedestrian traffic such as along Fair Oaks Avenue south of Mountain, and near Robinson Park and La Pintaresca Park, and on Orange Grove Boulevard east of Fair Oaks Avenue, subject to review by the Public Works Department.
- Additional pedestrian-scaled street lights should be provided at bus stops in addition to the existing taller street lights to create a sense of place, and to provide additional security for transit users.
- Pedestrian street lights style shall be in concert with the historic character of the area and be compatible in style with the other street furniture. Figure 5.12 shows as an example, two different styles of pedestrian street lights, including lights currently used in the Fair Oaks/Orange Grove Specific Plan area.



5.5.4 Street Furniture

- New bus benches should be installed at transit stops where no benches are currently provided. Older bus benches or bus shelters should be replaced with models of a uniform design and color.
- Benches on sidewalks and other rights-of-way shall be made of a durable material such as concrete or black or painted iron, and be designed to minimize the effects from vandalism and skateboarding.
- New bus shelters should be provided at heavily-used transit stops which provide protection from the elements, and are designed with consideration for public safety.
- Trash receptacles should be provided near each corner of each major intersection and at regular intervals along both sides of Fair Oaks and Orange Grove Boulevards to help alleviate trash build-up along the streets and private areas.
- To create a unified “look,” the color and appearance of “street furniture” products (tree grates, benches, trash receptacles, and the like) should be selected in concert with other design elements such as special crosswalk paving. Items should be securely anchored to the sidewalk and a graffiti-resistant coating should be applied to street furniture elements to ensure a good long-term appearance (Figure 5.13).



Figure 5.13
Street furniture should be selected to complement the character of the neighborhood, and should be coordinated whenever feasible.

- Recommended street furniture in the Fair Oaks Redevelopment Plan should be reviewed and modified for appropriateness for the Specific Plan vision.
- Bike racks consistent with the style of other street furniture should be provided at public parks and major destinations.

5.5.5 Crosswalk, Sidewalk and Freeway Overpass Enhancements

- To enhance the pedestrian environment and pedestrian safety, decorative crosswalk paving should be provided at the following intersections:
 - Fair Oaks Avenue at Maple Street (adjacent to Foothill Freeway)
 - Fair Oaks Avenue and Orange Grove Boulevard
 - Fair Oaks Avenue and Mountain Street
 - Fair Oaks Avenue and Washington Boulevard
 - Fair Oaks Avenue and Montana Street
 - Orange Grove Boulevard and Lincoln Avenue
 - Orange Grove Boulevard and Garfield Avenue
 - Orange Grove Boulevard and Los Robles Avenue.



Figure 5.14
Stamped colored
asphalt as used in
this decorative
crosswalk in Los
Angeles is a durable
and affordable

- Decorative crosswalk paving should incorporate special paving such as inter-locking pavers. The use of stamped colored asphalt should be avoided. (Figure 5.14).
- The City should coordinate with California Department of Transportation (Caltrans) to improve the pedestrian link between the Specific Plan area and Old Pasadena. The improvement may include installation of shading devices over one or both sidewalks as they cross the broad expanse of the Foothill Freeway/I-210 (Figure 5.15).
- Sidewalks in need of repair or areas with sidewalk gaps should be reconstructed in concert with private property owners.
- To make walking more inviting, sidewalk cleaning should be instituted on a regular, permanent basis.

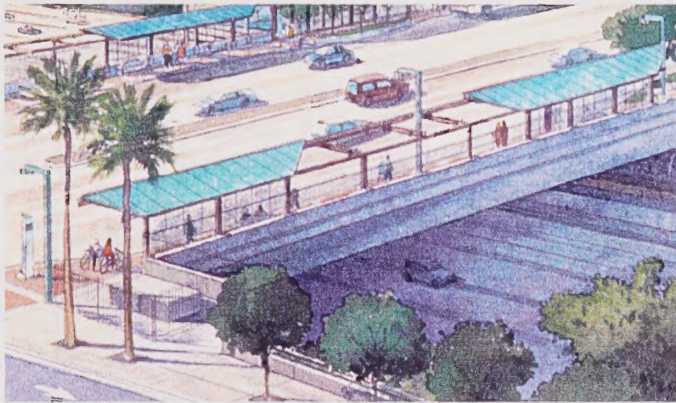


Figure 5.15
Shading techniques such as this proposed for the Lake Street Blue Line Station could be used for the Fair Oaks Avenue overpass.

5.5.6 Gateways

- At the north end of District 1, adjacent to Altadena, the City should coordinate with the County of Los Angeles to plant and maintain a total of four trees in the existing parkway flanking the roadway. The tree plantings, along with lighted signage, are intended to create a gateway welcoming motorists and pedestrians to the plan area and to the City of Pasadena (Figure 5.16 and Figure 5.17).

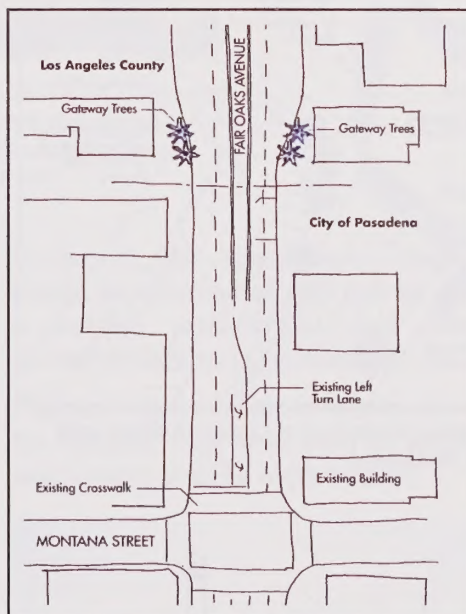


Figure 5.16
Illustrative gateway treatment at the northern boundary of the Specific Plan area.

- Gateway treatments should be developed at the major entrances into the Specific Plan area on Orange Grove at Lincoln and at Los Robles, and on Fair Oaks at Montana and at Maple that could include community identification signage, landscaping or artwork. The intersection of Orange Grove and Marengo may also be considered for gateway treatment depending on site conditions. The community or a local artist should be involved in developing an appropriate gateway treatment.
- The design and construction of gateway treatments shall be coordinated with other public realm improvements.



Figure 5.17 Proposed additional trees along Fair Oaks Avenue for gateway treatment at northern boundary.

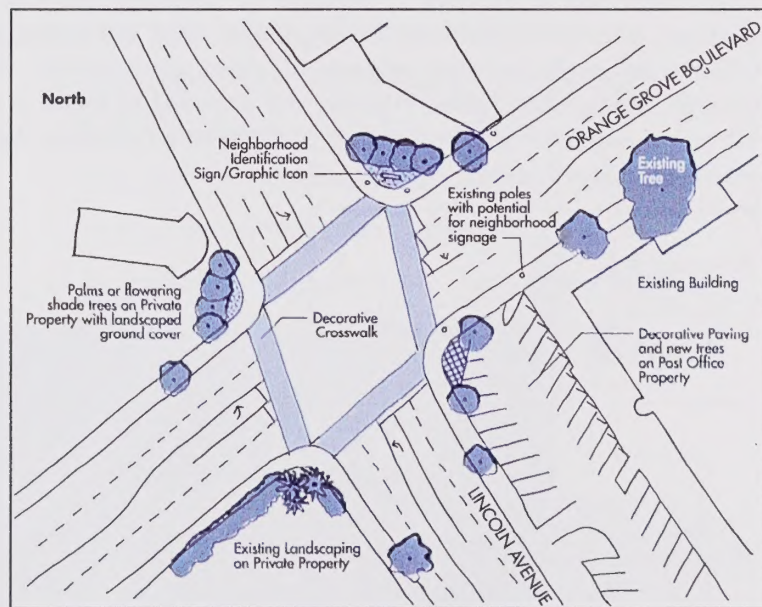


Figure 5.18 Illustrative gateway treatment at Lincoln Avenue and Orange Grove Boulevard.



Figure 5.19 Examples of gateway treatments that identify the community and designed in coordination with other streetscape improvements.



5.5.7 Special Focus Areas and Landscaped Areas

Small landscaped or focus areas can provide a neighborhood amenity, improve the image and appearance of an area, as well as be a catalyst for private development. For example, Figure 5.20 shows a pocket park in North Hollywood that was developed on a vacant lot by the Los Angeles Neighborhood Initiative (LANI). Improvement of the park stimulated adjacent commercial



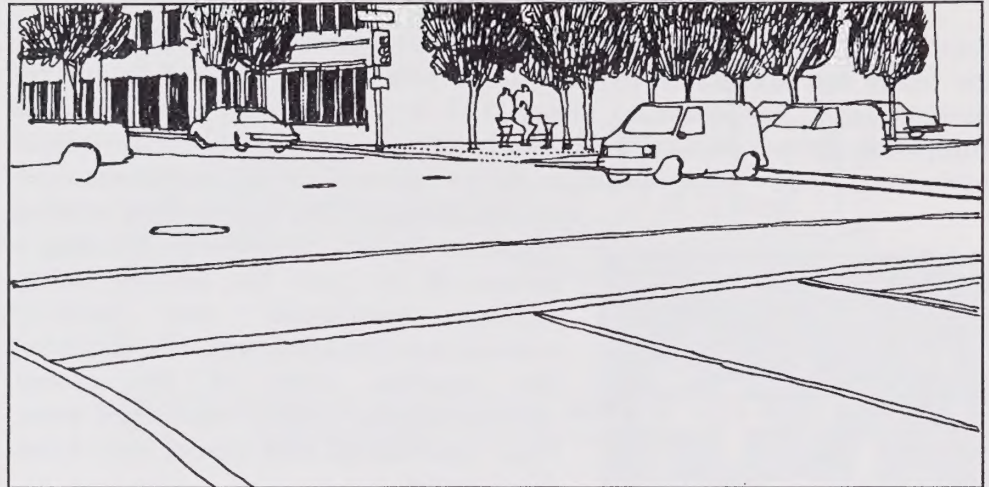
Figure 5.20 North Hollywood pocket park developed by LANI which stimulated adjacent development.

owners to upgrade and enhance their existing buildings. In fact, in exchange for using a portion of the park for outdoor dining, adjacent commercial uses assumed maintenance of the park area. The following list describes some of the current opportunities for focus or landscaped areas; these opportunities may change with future development.

- The parcel at the southwest corner of Fair Oaks Avenue and Mountain Street provides an opportunity for a landscaped area, which could incorporate groundcover, trees or other plants. Figure 5.21 shows the existing condition of the parcel and one possible landscape treatment of the parcel.
- At the intersection of Fair Oaks Avenue and Orange Grove Boulevard, the major focus intersection, streetscape improvements should be coordinated with private development on each corner to create a unified architectural and landscape statement. (See the recommendations in Section 5.3.3.)
- Planned improvements or master development plans for public parks in the Specific Plan area, such as Robinson Park and La Pintaresca Park and Library shall be implemented.



BEFORE



AFTER

Figure 5.21 Potential landscape improvements at Mountain Street and Fair Oaks Avenue

5.5.8 Public Art

- City policies and guidelines mandate expenditure of funds for inclusion of art in projects above a minimum threshold based on construction valuation and square footage. One percent of the total construction cost of those projects which meet or exceed that threshold is identified for art. The mandate may fund the inclusion of an artist in a design team, an art design of streetscape, lighting, signage, benches or other public space furniture, as well as artwork. Possible artwork may include sculpture, murals, etc. Public Art Guidelines call for a city-wide collection of diverse media and style.
- Public art should be incorporated into streetscape elements such as paving, bus shelters, benches, tree grates, and fences, whenever feasible.

5.5.9 Graphics

- Major facilities and resources along the corridor should be identified with well-designed coordinated signage. Graphic icons or graphic signage should be placed at regular intervals along the principal streets. Design of the icons should include community participation and involvement. See examples shown in Figures 5.22 and 5.23.



Figure 5.22 Pole-mounted signs are one potential neighborhood identification graphic that could be used in the Fair Oaks/Orange Grove area.



Figure 5.23 Preliminary example of graphic icons and monument signage concept that could be developed in concert with the community and/or a community artist.



5.6 Private Realm Development Standards

The private realm development standards and design guidelines address the character and form of private development including buildings, parking areas, walls, fences, yards and landscaping within private properties.

In order for the overall vision for the Specific Plan area to succeed over time, and in order to create a vital image, private realm development standards and design guidelines must complement those for the public realm and be realized in conjunction with streetscape and other public improvements. The private realm development standards and design guidelines are intended to:

- improve area identity and image through private property development, rehabilitation, adaptive re-use and other property enhancements,
- encourage imaginative new design, harmonious with its surroundings,
- integrate new private development with the area-wide public realm, and encourage development that supports a desirable, pedestrian-friendly street environment, and
- encourage rehabilitation and renovation of identified cultural resources in compliance with the *Secretary of the Interior's Standards for Rehabilitation*.

Implementation of development standards and design guidelines for the private realm will positively affect the character and quality of new development, rehabilitation or additions. Figure 5.24 illustrates the impact of standards and guidelines, such as the restriction of parking in the front, on the character of new development.

The development standards are specific regulations to implement an overall vision and development strategy for the area. The development standards in this section are regulatory in nature and govern all development in the Specific Plan area, including new construction or rehabilitation or reuse of existing structures. The standards contained in the Specific Plan, as well as the design guidelines and City of Pasadena Zoning Code should be used by potential developers and property owners during the design phase of the project, and will be used by City staff and the Design Commission in evaluating development proposals.



WITHOUT STANDARDS AND GUIDELINES



WITH STANDARDS AND GUIDELINES

Figure 5.24 Example of the potential visual impact of standards and guidelines, such as limiting parking in the front.

5.6.1 Height

- District 1: The maximum building height of residential development in the Multi-Family Residential (RM-16) zone and the limited commercial (CL) zone shall be 32 feet, according to the Zoning Code. The maximum building height of commercial and mixed-use development in the commercial nodes (CL zones) shall be 36 feet. The maximum building height in the PS zone shall be that of the approved projects.
- District 2: The maximum building height in the Multi-family Residential (RM-16) zone shall be 32 feet, according to the Zoning Code. The maximum building height in the King's Villages PD and in non-residential areas shall be 36 feet.
- District 3: The maximum height of residential, mixed-use and commercial development shall be 36 feet. Except, that the maximum height of commercial-office development only on properties along Fair Oaks Avenue shall be 40 feet and a maximum of 3 stories.

The height exemptions and method of height calculation in the Zoning Code (Sections 17.24.030, 17.64.190) shall apply to structures in the Specific Plan area. In District 3, however, the height of commercial-office and mixed-use development shall be measured to the top plate.

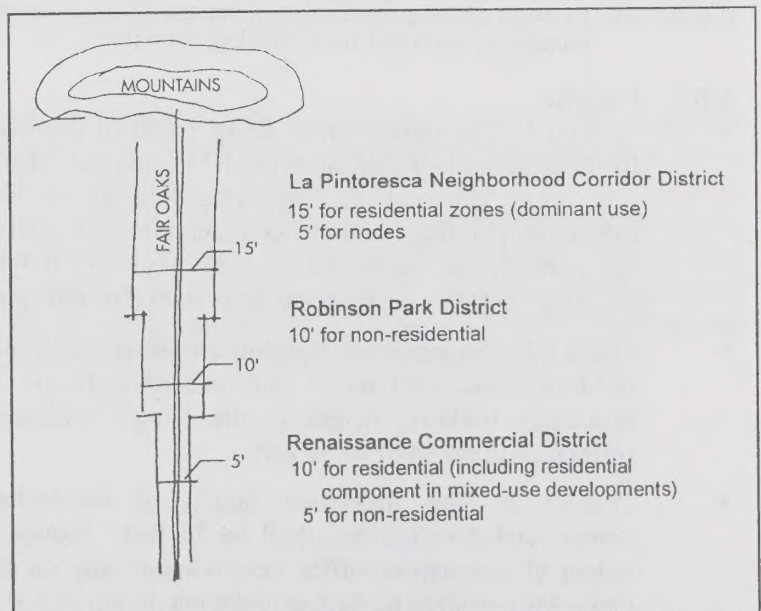


5.6.2 Setbacks

In order to facilitate views of the mountains to the north, front yard setbacks vary by district, with setbacks increasing to the north (Figure 5.25). For example, for the predominant land use in District 1 (residential), the minimum front yard setback is 15 feet. In District 2, a minimum 10 foot setback is required. In District 3, the setback is 5 feet for non-residential uses and 10 feet for residential uses, including the residential component in mixed-use developments. In District 1, a 5-foot setback will be allowed for commercial uses at the nodes to respond to historic commercial character.

- Front yard setback shall be:
 - District 1: 15 feet in Multi-Family Residential zones (RM); 5 feet at commercial nodes (CL); Public/Semi-Public (PS) according to approved project.
 - District 2: 10 feet for Non-Residential; PD zones according to PD standards; La Pintosca Housing according to RM-16 zone.
 - District 3: 5 feet for non-residential uses and 10 feet for residential uses, including the residential component in mixed-use developments.

Figure 5.25
Setback Concept Along
Fair Oaks - Predominant
setback increases from
south to north to facilitate
mountain views.





- Side yard: Existing Zoning Code requirements for both Residential and Non-residential. See Table 5-1 for mixed-use side yard standards.
- Rear yard: Existing Zoning Code requirements for both Residential and Non-residential. See Table 5-1 for mixed-use rear yard standards.
- Corner yard: Existing Zoning Code requirements for both Residential and Non-residential. See Table 5-1 for mixed-use corner yard standards.

To achieve a crisply-defined street edge new non-residential, mixed-use and residential buildings shall be built up to the required setback line. To allow for building articulation and flexibility for outdoor amenities such as outdoor dining or gathering areas, up to 50 percent of the building line may be located up to 10 feet behind the required setback line.

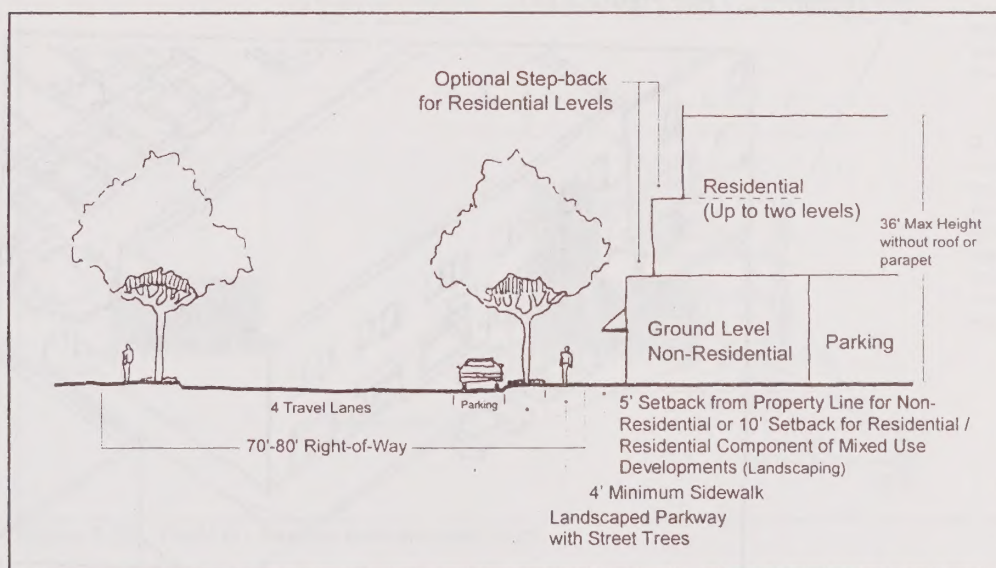


Figure 5.26 Section through a Mixed-Use Project (permitted in Districts 1 and 3)

5.6.3 Landscaping

- Encourage planting of medium and large shade trees in parking lots, courtyards and other areas to make them more pleasant pedestrian spaces. Mature trees create 'outdoor rooms' which are pleasant pedestrian spaces.
- The 5-foot minimum setback areas allowed in District 3 shall be landscaped.

5.6.4 Building Entries and Access

- To promote an active, pedestrian-friendly street, business establishments and residential lobbies shall be oriented to and accessible from the major street frontage, and directly accessible from a public sidewalk.



- The primary building entry for commercial, industrial and mixed-use buildings shall be located at the front yard and may be set back a maximum of 15 feet from the front property line to the front surface of the doorway. In a complex with multiple buildings such as a business park, building should continue to face the major street and provide entries from the public sidewalk and major street.
- Service areas and loading shall be located to the rear of the building.

5.6.5 Parking Lots and Driveways

- To give pedestrians a more engaging walking environment and to avoid having them walk past a 'sea of cars,' surface parking lots and parking structures shall, wherever feasible, be located to the rear of buildings (Figure 5.27 and Figure 5.28).

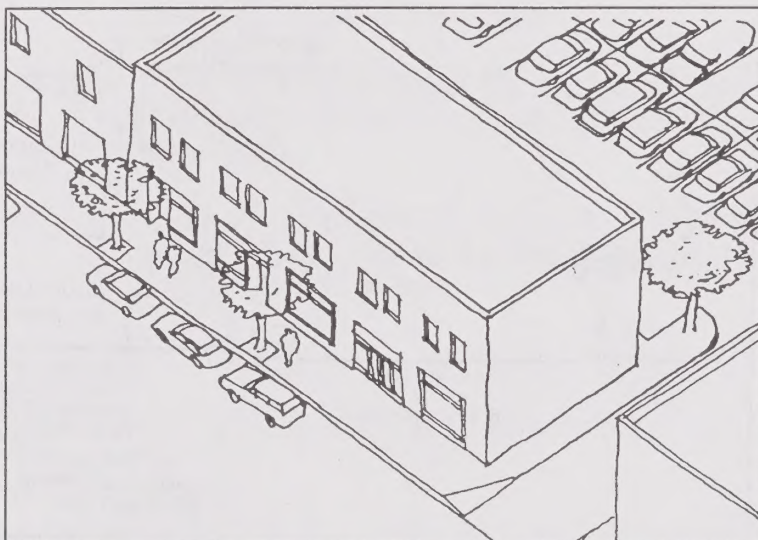


Figure 5.27 Pedestrian-oriented site details of this development include parking located at the rear of the building, frontage placed at the 5-foot setback line with an consistent street edge, and an expanded front sidewalk in the setback area.

- For parcel widths greater than 200 feet, parking lots and structures may occupy up to 40 percent of the street frontage (Figure 5.28).
- Off-street parking shall be provided in accordance with Section 17.68 of the Zoning Code, unless otherwise specified.
- The Zoning Code has provisions that buffer residential districts from adjacent commercial uses. As noted in Schedule 17.68.170 of the Zoning Code, a 5-foot perimeter planting strip is required between a commercially-zoned property and a residentially-zoned property.
- Landscaping shall be provided along the perimeter of any surface parking lot which abuts a public right-of-way except at pedestrian or vehicle entrances, according to the Zoning Code. A shrub, hedge, or masonry wall or other device with planting in front shall partially or fully



screen cars from public view. Screening of parking area according to Zoning Code Section 17.68.150 shall apply.

- To lessen the number “curb cuts” and sloped depressions in the sidewalk (for pedestrian safety and efficiency of circulation):
 - Wherever possible, driveways shall be shared with adjacent parcels (Figure 5.29).
 - For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted.

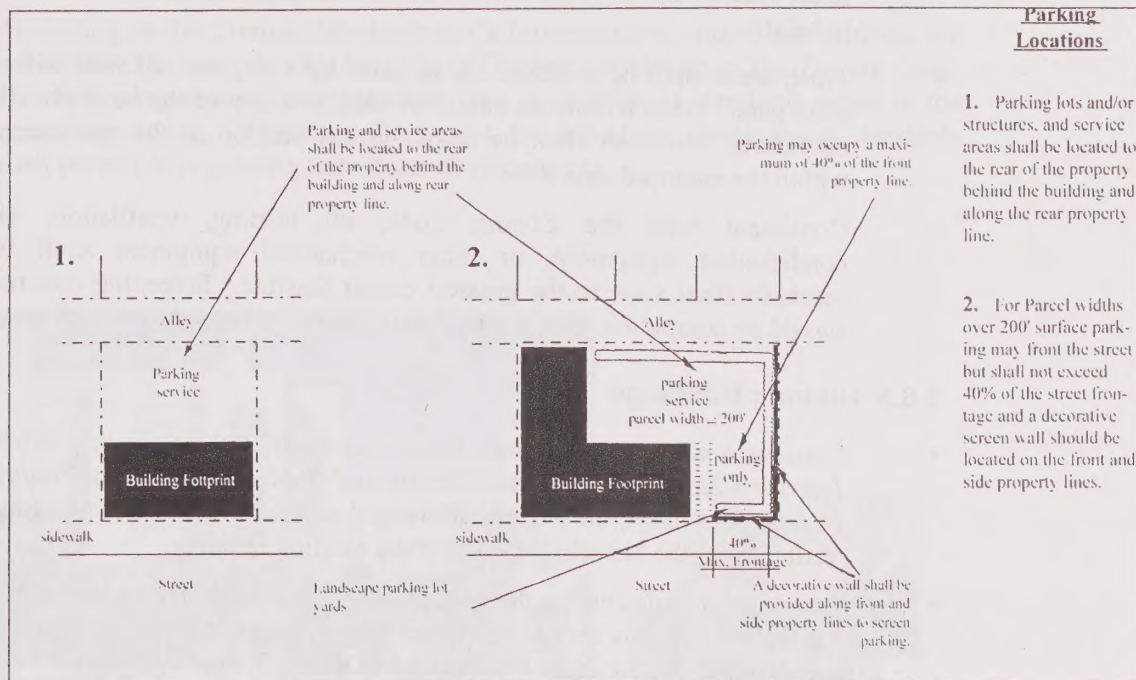


Figure 5.28 Parking Location Recommendations

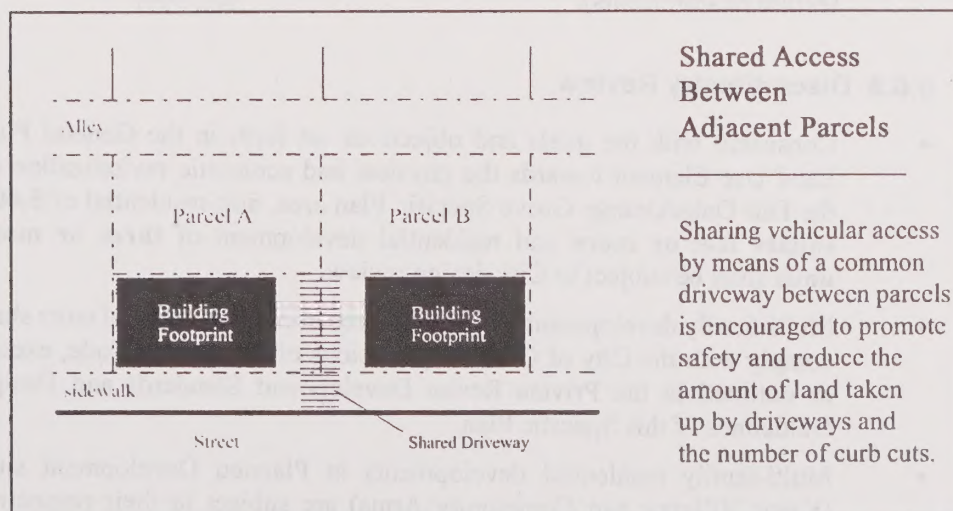


Figure 5.29 Shared Parking Access between Adjacent Parcels



5.6.6 Fences

- Chain link fencing (with or without slat inserts), barbed wire, and razor wire shall be prohibited along any street frontage.

5.6.7 Screening of Service Areas

- Service, trash and loading areas shall be screened from view of adjacent lots and public rights-of-way. Any loading area or space visible from a street shall be screened on 3 sides by a fence, wall or hedge at least 6 feet in height.
- Trash areas shall be enclosed on all sides by a six-foot tall wall with a solid gate. Trash within the enclosure shall not exceed the height of the enclosure. No trash shall be stored in any section of the site except within the enclosed structure.
- Consistent with the Zoning Code, all heating, ventilation, air conditioning equipment, or other mechanical equipment shall be screened from view to the greatest extent feasible. Screening material should be compatible with the wall surfaces or roofing of the building.

5.6.8 Historic Buildings

- Consistent with the recommendations set forth in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, all rehabilitations and additions to historic buildings shall respect the historic integrity of the existing building.
- Development adjacent to the historic structures identified as candidates for landmark status should be compatible with the scale, massing, color and materials of the older buildings. In District 3, new development and streetscape should be designed to be compatible with existing historic commercial buildings (including site layout, massing, scale, colors and texture of storefronts).

5.6.9 Discretionary Review

- Consistent with the goals and objectives set forth in the General Plan Land Use Element towards the physical and economic revitalization of the Fair Oaks/Orange Grove Specific Plan area, non-residential of **5,000 square feet or more** and residential development of **three or more units** shall be subject to City design review.
- Multi-family development containing three or more residential units shall comply with the City of Gardens provisions of the Zoning Code, except as outlined in the Private Realm Development Standards and Design Guidelines of this Specific Plan.
- Multi-family residential developments in Planned Development sites (Kings Villages and Community Arms) are subject to their respective development standards established by the Planned Development.



5.7 Mixed-Use Development Standards

“Mixed-Use Project” means a project, which has residential unit(s) and one or more non-residential use such as commercial, retail, business or professional office or related common areas within a single building or in two or more buildings which are located on one property. The property may consist of one or more contiguous parcels under single ownership. The uses must be functionally linked by pedestrian connections and be architecturally unified. Figure 5.31 illustrates a variety of mixed-use developments with unique architectural treatments and pedestrian amenities.

According to the Zoning Administrator’s Interpretation, mixed-use projects are not required to comply with the City of Gardens provisions of the Zoning Code. The following development standards are in addition to standards listed in the preceding section. Where conflicts exist, the mixed-use development standards shall prevail in regulating mixed-use development.



Figure 5.31 Mixed-use developments can be designed with a range of architectural character.



**Table 5-1
MIXED-USE DEVELOPMENT STANDARDS**

Land Use	See Chapter 4, Table 4-2.
Ground Floor Commercial (and other permitted non-residential uses)	- Mixed-use development shall have a non-residential component on the ground floor (such as commercial, retail, business or professional office, related common areas, such as a community room, conference room, or health fitness, and other uses permitted or conditionally permitted in Table 4-2) with frontage on the major street, and a residential component located in the rear and/or on upper floors. - A minimum of 20 percent of the ground floor frontage, excluding driveways and pedestrian entries shall be devoted to non-residential uses.
Lot Area per Residential Unit (Square Feet with Density Bonus)	- In La Pintaresca Neighborhood Corridor District (District 1) the residential component of mixed-use (allowed only at new nodes at Tremont and Howard) shall not exceed 16 du/ac. - In the Renaissance Commercial District (District 3) along Orange Grove, the residential component shall not exceed 32 du/ac. - In the Renaissance Commercial District (District 3) along Fair Oaks from Mountain Street to Esther Street (on the east side) and Orange Grove Boulevard (on the west side), the residential component shall not exceed 40 units per acre. For properties south of Peoria and Esther to Maple Street, the residential component shall not exceed 32 units per acre. - In calculating permitted densities, fractional numbers exceeding .5 shall be rounded up. - For lots less than 10,000 square feet in area, the following shall be the maximum number of units permitted: - Lot Area (SF) 3,999 or less = 2 units - Lot Area (SF) 4,000 to 5,499 = 3 units - Lot Area (SF) 5,500 to 6,999 = 4 units - Lot Area (SF) 7,000 to 8,499 = 5 units - Lot Area (SF) 8,500 to 9,999 = 6 units
Minimum Gross Floor Area Per Unit (SF)	None
Height	36 Feet (See Specific Plan Section 5.6.1)
Minimum Yards	Front Yard 5 Feet for the non-residential component and 10 feet for the residential component in District 1 and District 3 Side Yard 5 Feet, for a distance of at least 40 behind the front setback line. 10 Feet adjacent to residentially zoned properties Corner Yard 5 Feet Rear Yard 5 Feet 15 Feet adjacent to residentially zoned properties - Fireplaces, chimneys, and eaves may project 3 feet into yards. - Balconies and decks may project 5 feet into front and corner side yards, beginning at the 2nd floor. No projections are allowed in the interior side yard. - Uncovered steps, landings or patios not more than 3 feet in height measured from finished grade may project up to 3 feet into the required front yard for a length of 10 feet measured parallel to the building. - Front yard setback shall be landscaped except walkways leading to doors or entrances to units.



Building Entries	▪ The primary building entry should be located at the front yard and may be set back a maximum of 15 feet from the front property line to the front surface of the doorway. ▪ The residential portion of the property may be entered from a side street on a corner lot. ▪ Any retail use should be accessible directly from a public sidewalk or fronting on the street.
Parking	▪ Off-street parking shall be provided in accordance with Chapter 17.68 of the Zoning Code. ▪ The total off-street parking spaces required shall be calculated as the sum of the required spaces for each use classification that the mixed-use development is intended for. ▪ Required parking for the residential units shall be two covered parking per unit 550 square feet or larger. One covered parking space per unit less than 550 square feet of net floor area. ▪ Developments with 20 residential units or more shall provide one guest parking space for each 10 units. ▪ Required parking and loading spaces for the non-residential component of the mixed-use development shall be according to the parking standards provided by Chapter 17.68 of the Zoning Code. ▪ All other regulations pertaining to parking and loading spaces required by the Zoning Code Chapter 17.68 shall apply. ▪ Parking shall not be visible from the public street. ▪ Tandem parking spaces may be provided for the residential component in accordance with Section 17.68.060 of the Zoning Code. However, any revisions to tandem parking requirements resulting from the city-wide Zoning Code update shall apply.
Open Space	▪ Every project shall provide usable open space not less than 150 square feet per dwelling unit. The minimum open space may be met through a combination of common and private open space. ▪ Required open space may be located at grade or above grade. Above-grade patios, and recreational areas may be included as open space. Driveways, parking areas, and front yards (exclusive of area devoted to patios) shall not be counted as open space. Landscaped setback areas over 6 feet in width may count toward open space. ▪ At least 25 percent of this required minimum open space must be common open space. ▪ Common open space shall be accessible to all residents of a residential building or development. ▪ Common open space shall be open to the sky except arbors, trellises, or similar amenities, such as recreation rooms described below. ▪ A common open space area shall measure a minimum of 400 square feet in area, with no horizontal dimension less than 20 feet in order to be counted toward the minimum open space requirement. Overhangs, balconies, and other projections may encroach upon this 20-foot dimension up to 5 feet. ▪ A private open space shall be contiguous with the dwelling unit and maintain an 8-foot clearance under any projections. ▪ A private open space shall measure at least 35 square feet in area with no horizontal dimension less than 7 feet, to be counted toward the minimum open space requirement. ▪ Recreation rooms at least 600 square feet in area may qualify as common open space. ▪ Common open areas shall incorporate recreational amenities such as benches, sitting areas, children's play areas, spas, swimming pools, ball courts, tables, and barbecue areas.



Landscaping	▪ All open areas not used for buildings, driveways, parking, sidewalk, recreational facilities or pedestrian amenities shall be landscaped with shrubs, trees, ground cover, flowers or fountains. ▪ A minimum of 25 percent of the common open space shall be planted area, including trees, shrubs and groundcover. Planters and planting containers may be counted toward this requirement. ▪ A landscaping plan shall be submitted for any new development, addition, or rehabilitation exceeding 5,000 square feet for project review and approval by the zoning administrator before a building permit is issued. The plan shall contain the specimen or common names of the plants, sizes, locations on the site and the number of each variety being provided. ▪ See Chapter 17.64, Maintenance of required planting areas.
Fences and Walls	▪ A fence or wall in a required yard adjoining a street property line shall not exceed 4 feet in height except: - A wall or fence exceeding 6 feet in height above the existing grade at the property line may project into the front yard or a corner yard for not more than 50 percent of the required yard, provided the total length of the projection measured parallel to the front or side property line does not exceed 50 percent of the total frontage of the building adjacent to the street. ▪ A 6-foot solid fence or wall measured from the existing grade shall adjoin an interior property line abutting an RS District. ▪ Solid fences or walls at the rear property line shall not exceed 6 feet in height above the existing grade. Solid fences or walls at the side property line shall not exceed 4 feet in height above the existing grade for the distance from the front fence line to the building face, and may be up to 6 feet in height for the remaining side yard. Open decorative fences (i.e., one that is not more than 50 percent filled) may extend an additional 18 inches in height. Solid fences or walls not more than 6 feet in height above the finished grade may be erected in any side or rear yard provided they are at least 4 feet away from the property line. ▪ The requirements of Chapter 12.12 of the Zoning Code shall apply to fences and walls adjacent to street intersections.



5.8 Private Realm Design Guidelines

The design guidelines are meant to encourage individual expression in the development of land and buildings in the Specific Plan area, while maintaining continuity in the design of the urban environment. At the same time, the intent of these guidelines is to protect and enhance those qualities and characteristics of the Specific Plan area which seem mutually advantageous to the City in general and to the property owners in particular.

The following design guidelines are intended to be used within the Fair Oaks/Orange Grove Specific Plan area by City Staff and the Design Commission in evaluating development proposals and by developers and property owners in the preparation of their submittals for approvals by the Commission. These guidelines are in addition to any existing City of Pasadena Design Review Guidelines.

5.8.1 General

- Narrow adjacent parcels should be consolidated to reduce development constraints related to parcel size.
- Flexibility in building setback requirements should be allowed to encourage the provision of outdoor gathering places and outdoor dining, and to respect the placement of adjacent buildings (Figure 5.32 and Figure 5.33).
- The existing site conditions, such as mature trees, natural drainage courses, and historic structures should be incorporated into a project on any site.

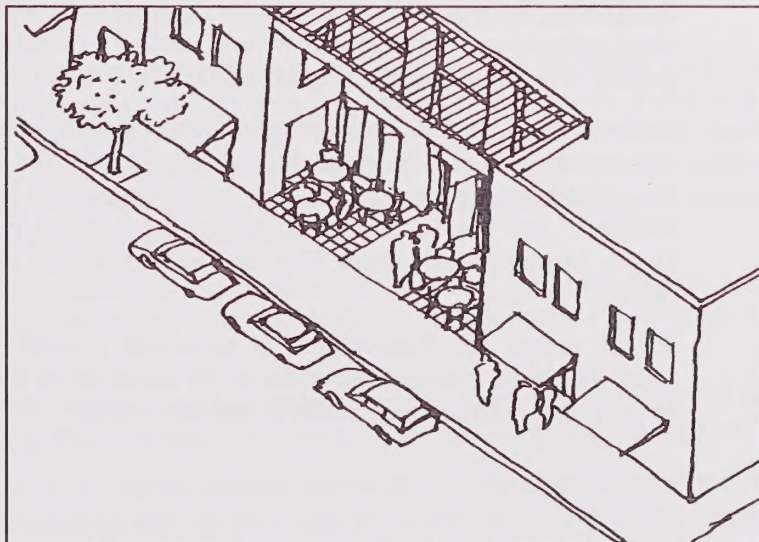


Figure 5.32 Building line may be set back from front property line if an amenity is provided in the setback, such as a public gathering area



Figure 5.33 An outdoor dining area is provided in the building setback of this mixed-use development. The street edge is visually maintained with a low landscape area that also provides a sense of enclosure for the seating area.

- Buildings should be oriented toward the major street to strengthen the street edge and to promote an interesting pedestrian environment.
- Wherever feasible, access to service and loading areas should be from the rear or alley.
- Driveways should be located at the edge of a parcel rather than in the center of the parcel.
- When development is proposed for properties on Fair Oaks Avenue which have an alley at the rear, consideration should be given to designating the Fair Oaks driveway for entering only, with exiting via the alley, subject to conditions that would protect residential uses from the impact of commercial uses (Figure 5.34).
- In developing sites at the Fair Oaks/Orange Grove intersection, special consideration should be given to building design. The intersection is a key focal point, and building design should express the importance of the location. See the discussion in Section 5.3.3 of the Fair Oaks/Orange Grove Master Development Plan and accompanying graphic for more detail.
- Where mixed use development is permitted, ground floor residential units should be elevated above the street elevation to foster privacy and to provide transition from public to private spaces.

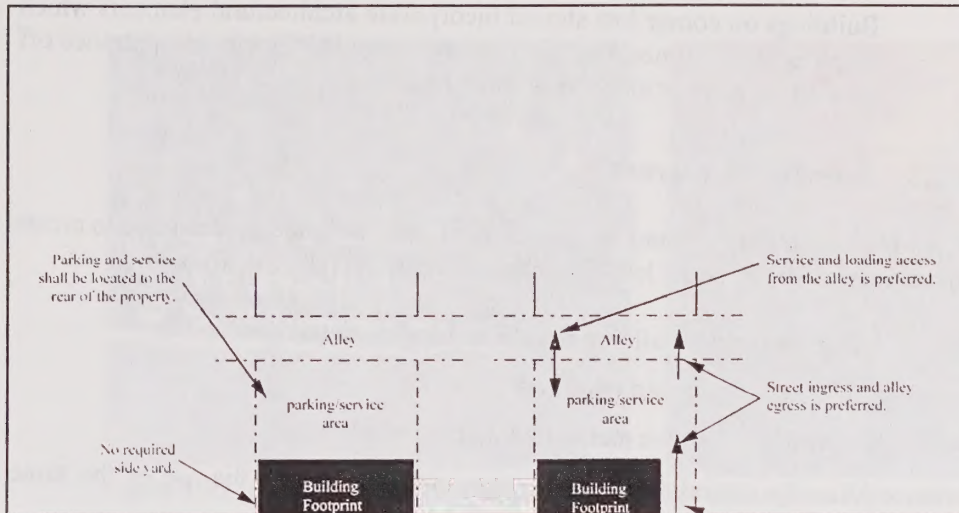


Figure 5.34 Site Layout, Driveways, and Service Access

5.8.2 Architectural Character

- All projects, both smaller infill projects and large projects should be designed to be compatible with the scale, materials and architectural character of the block.
- Larger projects that involve lot consolidation or redevelopment of an entire block should support the creation of a “village” atmosphere by featuring varied and articulated facades, individual openings to stores and offices, and appropriately scaled signs.
- Buildings should be designed to be attractive from all directions. Where rear or sides of buildings are visible from adjacent streets, these facades should receive equal design treatment as the front or main façade.
- Light or medium neutral colors on buildings are preferred over dark colors that tend to absorb heat and make an area appear more bulky. Garish, “day-glow” colors are strongly discouraged. Strong accent colors may be used for accents such as awnings, door trim, window mullions, window trim, or pedestrian amenities provided such colors are secondary to a more neutral base color.
- Accessory structures and enclosures, including enclosed storage areas should be integrated into the design of the primary building on the parcel.
- Balconies, stairways, and other key elements should be incorporated into the overall building mass in a manner that does not appear “tacked on.”
- To avoid large blocky facades, buildings should be articulated in form using techniques such as step-back of second and upper floors, stepped terraces, changes in plane, and articulated roof lines. Building facades should be articulated with appropriate details such as detailing around windows, doors, base and at the cornice.



- Buildings on corner lots should incorporate architectural elements which emphasize the corner, such as a curved or angled façade, and entrance off the corner, a tower element or other treatment.

5.8.3 Pedestrian Interest

The form of the building and its architectural details should be designed to create visual interest at the street level. Techniques may include the following:

- Articulating the building façade and façade details
- Recessing doors and windows
- Providing attractive and varied display windows
- Visually extending interior spaces outside through the use of the same paving material
- Providing awnings or other devices for weather protection which relate to the overall scale of architectural details (see Awnings and Windows section for additional guidelines).

Additional development standards and design guidelines related to creating pedestrian-scaled environments and pedestrian details are provided elsewhere in this chapter.

5.8.4 Exterior Lighting

- Exterior lighting fixtures, including decorative pole and wall-mounted fixtures, should be of an indirect nature and should shield light and glare from adjacent properties.
- Lighting fixtures should be integrated into the building design in a manner that complements the architectural style of the building.
- Lighting should appropriately accent and articulate the building design.
- Display windows should be accented through the use of lights located inside the buildings.

5.8.5 Walls and Fences

- Walls and fences are discouraged unless needed for screening, to create a sense of street edge, or for security purposes.
- Materials, finishes and colors for walls should complement the materials and design of the primary building on the site.
- Walls on side and rear property lines, especially those which screen parking areas, should have area of appropriate size and shape to support vines to cover the wall.

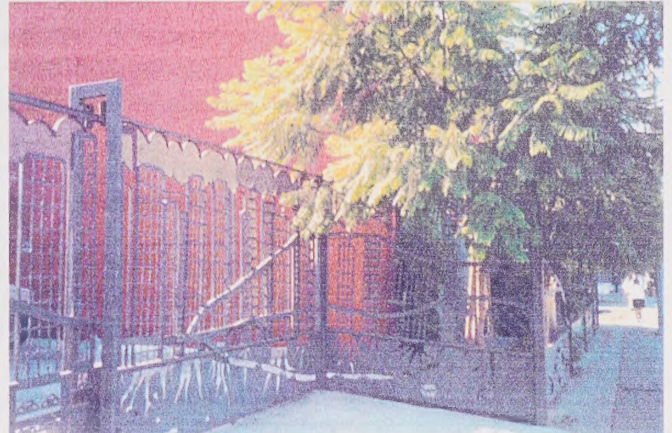


Figure 5.35 Examples of fencing which incorporate art elements as a pedestrian-friendly treatment.

- Fencing should be well designed and may include art elements (Figure 5.35).
- Fencing should be set back a minimum of 5 feet from the front property line, with landscaping in the setback area.
- No wall or fence visible from the street should extend more than 25 feet horizontally without a visual break created by an articulations and or architectural detailing in the wall plane facing the street such as staggering of the wall, indentation, a rhythmic spacing of columns, or a series of raised planters.
- The top of the fences should not curve outward, or include barbed wire or similar material.
- Fencing should be designed to discourage loitering by planting hedges or vines in front or treating the top edge to discourage sitting. Hedges can also be used instead of walls to create a continuous edge, screen parked cars, or other uses (Figure 5.36).

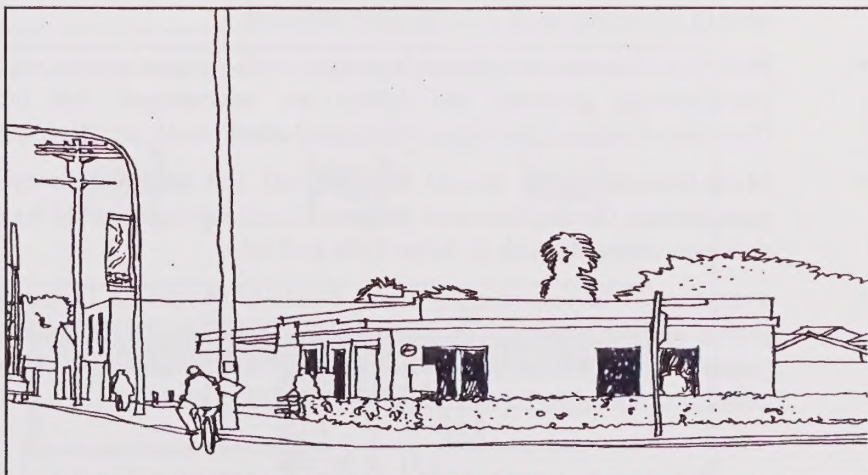


Figure 5.36 Low walls with hedges in front discourage loitering.



- The walls of any parking structure or that portion of any structure used for parking should be designed to substantially screen vehicles in the structure from view of a person on a public street. The walls of the parking structure should be similar in color, material and architectural detail with the building it serves.

5.8.6 Signage

Signs are some of the most noticeable elements of an urban environment and play a substantial role in creating identity and image as well as way-finding. Signage in the Specific Plan area should be coordinated to reduce visual clutter and foster a clear identity. All signage shall adhere to the City's requirements set forth in the Zoning Code, as well as applicable adopted standards and guidelines.

- Signs are intended to communicate the name of the business, type of business, primary product or service of the business and directional information.
- Sign design should be compatible with the building façade upon which it is placed and sign materials should be carefully selected for their durability.
- Signs should be mounted in locations that respect overall building design and articulation, as well as unique features such as windows, doors and pilasters. Signs should not cover windows, doors, cornices or architectural features and ornamentation.
- An alignment of signs on the facades of multi-tenant buildings is encouraged to unify the streetscape.
- Pedestrian-oriented signs are encouraged, including signs placed at eye level on display windows, and small overhead "blade" signs projecting over the sidewalk.
- The restoration and reuse of older historic signs including those listed in the City's historic sign inventory is encouraged.
- Appropriate means of sign illumination include neon signs, as well as the spot-lit illumination of discrete sign surfaces.
- Internally-illuminated cabinet box signs with opaque panels with routed push-through graphics and letters are encouraged; but internally-illuminated cabinet box signs with translucent panels are discouraged.
- Multi-tenant signage should be designed and scaled appropriately to complement the development project. Such signage should incorporate common elements such as letter style and color.
- Transformer boxes, raceways and conduits should be concealed from public view whenever feasible. If not feasible, raceways should be painted to match the walls and surfaces of the building. All exposed conduit should also be concealed from public view.

5.8.7 Windows and Awnings

- Retail buildings should provide windows at street level with a majority of the building wall, fronting the street, having windows with vision glass (glass through which people can see in both directions, as opposed to mirror or deeply tinted glazing). As a guideline, approximately 60 percent of the building facade should provide visual display. A minimum of 50 percent of this display area should provide visual transparency into the building interior, as opposed to display windows. The window area requirement may include display windows to reinforce street activity. (No merchandise storage should be allowed in the storefront windows.)

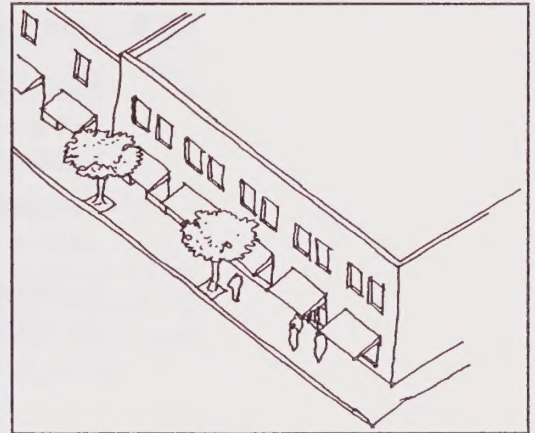


Figure 5.37 Awnings provide shade and protection along the sidewalk, and can be coordinated into the overall image of the buildings and streetscape.

- Awnings and canopies that provide shade and protection on the sidewalk are encouraged (Figure 5.37).
- Awnings should be coordinated into the overall building image, and should not dominate the storefront (Figure 5.38).



Figure 5.38 Awnings should be incorporated as part of the overall façade composition.

- Awnings can be used as an integral and creative form of signage, perhaps serving as the primary message area. All signage placed on awnings should be consistent with the City's sign requirements set forth in the Zoning code.
- "Shed" awnings with no end panels are encouraged as they provide better visibility into storefronts and appear less heavy. "Box" and bulbous, domed awnings are discouraged. Refer to the City's design guidelines for signs and awnings for more detail.
- Awnings should be composed of a solid-colored fabric such as canvas. Vinyl, metal or aluminum awning materials are discouraged.

5.8.8 Landscaping

- Free-standing planters and planter boxes should be used to add greenery and color to the sidewalks and to accent the entrances to individual buildings (Figure 5.39).
- To minimize graffiti, shrubs and vines should be used to cover solid walls or fences facing public rights-of-way.
- Landscaping and open spaces should be designed to be an integral part of the site plan and to be compatible with the streetscape concept.



Figure 5.39
Example of free-standing planters that are used to soften solid edges and walls.

5.8.9 Security Grills

- The use of security grills on the facades of the buildings should be minimized to the greatest extent feasible.
- As an alternative to security grills, interior electric security systems, vandal-proof glazing, or interior shutters are encouraged.
- When metal grills are necessary, grills should recess into overhead cylinders or pockets that completely conceal the grill in the daytime.



5.9 New Development

5.9.1 New Residential Development

- In the development of new residential structures, careful consideration should be given to predominant architectural styles and features as well as materials, textures and colors present in the neighborhood.
- For new residential structures, to achieve a scale compatible with adjacent structures, architectural features present on existing adjacent structures such as porches, balconies and window and door details should be complemented by elements in new construction that are similar in shape, size and configuration.
- Through the wall venting visible from the public right-of-way should not be used. All venting should be routed through the roof and not be visible from public elevations.

5.9.2 New Commercial, Industrial and Mixed-Use Development

- Where appropriate, new construction should follow the example set by nearby older buildings of architectural interest. Walls should be articulated to complement the structure's architectural style and harmonize with nearby structures, through the use of the following:
 - openings,
 - modulation of the building mass: creating projections and recesses in its surface
 - step-back of upper floors
- New construction should be composed of elements that are primarily rectangular in plane to better fit into its surroundings and to follow the lead set by traditional buildings.
- Flat roofs with parapets, in keeping with the majority of existing structures, are encouraged.
- Entries may be framed openings or recessed volumes on a building's street facade.
 - The entry bay may be differentiated from the building's rectangular bay rhythm.
 - The entry may be accentuated with surface detail (trim), canopies and lighting features

5.10 Rehabilitation or Additions to Existing Structures Identified as Historic/Architectural Resources



- Any rehabilitation or addition to existing historic commercial or residential structures identified as having a National Register of Historic Places (NHRP) code of 5S1 or higher in Table 2-2 should be consistent with the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitation of Historic Structures*.
- Projects, which include rehabilitation of historic buildings, should be considered for special provisions and incentives, such as the Rehabilitation Tax Credit, State Historical Building Code (SHBC) alternatives, special property tax assessment under the Mills Act, and waiver of some City fees associated with rehabilitation of a building.
- The historic integrity of the existing building should be respected in the design and construction of any rehabilitation or addition.
- Architectural elements and detailing should be preserved, such as arroyo stone retaining walls, foundations, window trim, doors, and other exterior features.
- Building trim and cornice details should be preserved. If deteriorated beyond repair, these features should be reproduced or replaced by elements of the same size, shape and configuration.
- Exterior Materials, Texture and Color:
 - If substitute materials are used, replacements should match as much as possible the original style of the building.
 - In selecting exterior finishes, great care should be taken to match the original finish, or to select a finish appropriate to the historic character of the building.
- Any rehabilitation or addition to existing historic commercial or residential structures identified as having a National Register of Historic Places (NHRP) code of 5S1, 4S2, or 3D in Table 2-2 should be consistent with the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitation of Historic Structures*. Adherence to the standards and guidelines supporting these standards is required for designated landmarks and properties in landmark districts.

5.10.1 Residential Structures

- The City of Pasadena is currently in the process of developing illustrated design guidelines for residential historic districts. Projects submitted following approval of the Design Guidelines for Historic Districts guidebook should be consistent with these regulations.
- Porches, porch columns, pergolas, stairs and other exterior architectural elements should be preserved.
- The enclosure of porches or verandas inevitably detracts from the original character of the building and should not be permitted.



- Roofing repair should be of materials of similar color, size and texture to the original.
- Foundations – Repair or replacement of all or part of the foundation should have generally the same foundation height, building material and finish treatment as the original.
- Additions to Existing Structures:
 - Additions to existing residential structures should be sensitive to the proportions, massing and scale of the original house.
 - Trim, finishes, roof lines and windows can be contemporary in style, but should have the same general size, shape, spacing and heights as on the original house.

5.10.2 Commercial Structures

Commercial structures identified as historic/architectural resources in the resources survey should be recognized for their reuse potential. The storefronts along the west side of Fair Oaks Avenue just south of Mountain Street, for example, not only provide a handsome venue for retail uses, but also reinforce the pedestrian nature of the sidewalk. They are an irreplaceable link to the area's past as a vibrant commercial district. Similarly, the older commercial buildings, which bracket key intersections along Orange Grove Boulevard east of Fair Oaks Avenue, are important in establishing the character of the area.

A number of historic commercial structures have been redeveloped and improved along Fair Oaks Avenue in other parts of Pasadena. Less than half a mile south of the Specific Plan area, a number of historic buildings along Fair Oaks have been improved in Old Pasadena (Figure 5.40).



Figure 5.40 These historic storefronts on Fair Oaks Avenue in Old Pasadena, just south of the Specific Plan area have been redeveloped for commercial retail and office use.

- Doors should be provided that allow a view to the inside of the business.
- Replacement doors should match the original, or can be metal of a similar configuration and painted to complement other trim colors.



Figure 5.41 Example of rehabilitation potential of an existing historic building storefront.

- Transom windows should be preserved and maintained as a means of providing additional daylight into the store, as well as providing scale to the facade. Signs should not cover the transom windows; awnings should be mounted above them or on transom bars.
- The base or bulkhead of the storefront should be maintained; replacement materials should reflect the style of the building.

5.11 Minor Rehabilitation of Existing Structures

There are a number of buildings which are in need of beautification and rehabilitation. The development standards and design guidelines herein are primarily written to apply to new construction and major modifications (structural modifications or additions in square footage) to existing structures. Minor beautification and rehabilitation of existing structures are permitted to improve the overall visual environment, even though all standards and guidelines may not be able to be met. (Minor improvements are also permitted for buildings identified as historic/architectural resources as long as the improvements do not conflict with the guidelines listed in Section 5.10.) Guidelines for minor improvements include:

- **Façade improvements:** The appearance of most of the existing structures may be upgraded with simple improvements, such as:
 - the removal of non-conforming signage,
 - creating a “base” on a blank façade with paint or ceramic tile,



- adding colorful non-backlit awnings,
 - adding window trim,
 - replacing inappropriate building materials, and
 - replacing landscaping and signs to meet current requirements.
- **Landscape Improvements to the site:** Screening of parking areas, adding trees to parking lots, and planting along walls and storefronts will improve the overall aesthetics of the area.
 - **Seismic upgrading:** Any seismic structural strengthening or the addition of plumbing should be conducted in the interior, if possible, or made a part of the design concept of the building façade.

6.0 MOBILITY



6.0 MOBILITY

Fair Oaks Avenue and Orange Grove Boulevard form the backbone of the Fair Oaks/Orange Grove Specific Plan area, which consists primarily of the parcels fronting along these major streets. In addition to framing the Specific Plan area, these streets are the Principal Mobility Corridors which provide north-south and east-west access to the surrounding area (Figure 6.1).

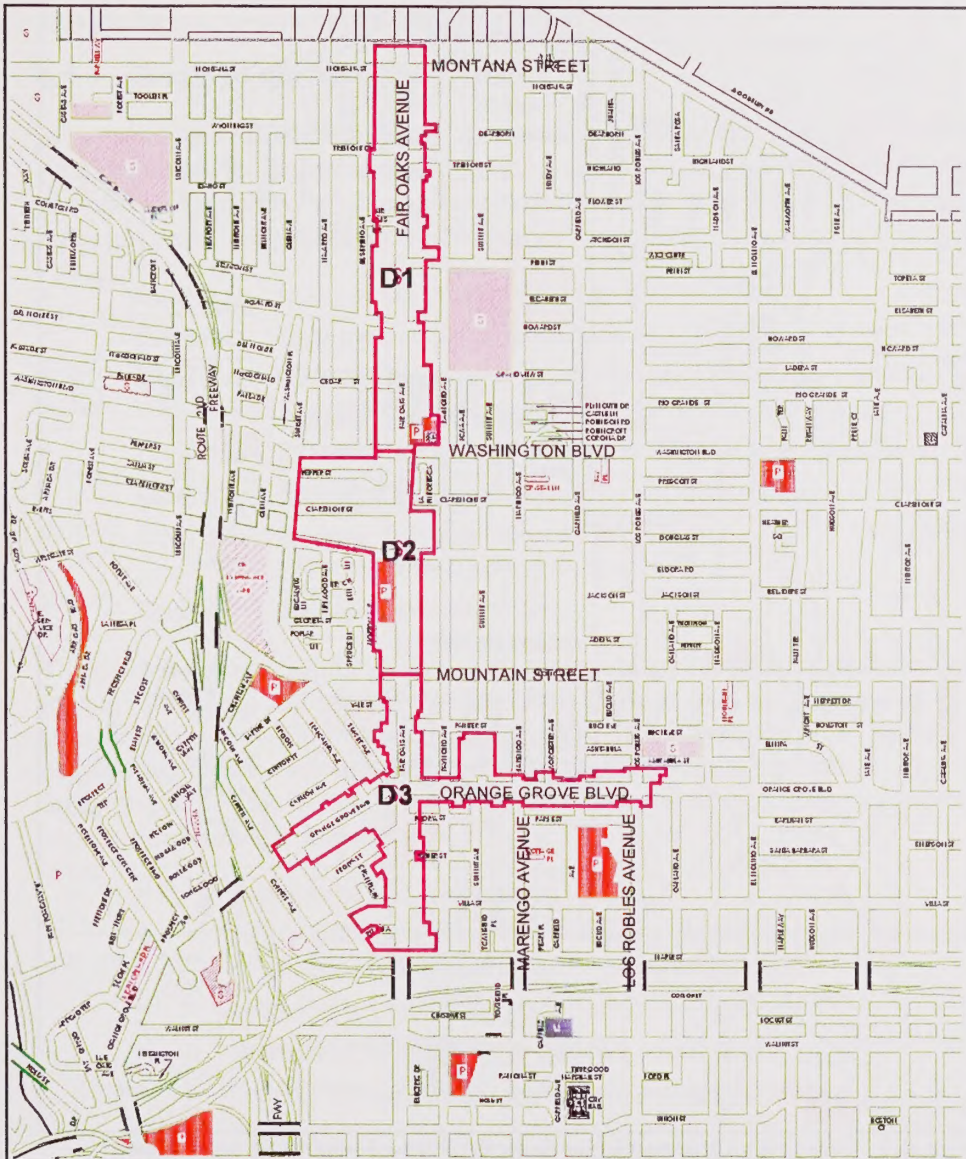


Figure 6.1 Fair Oaks/Orange Grove Specific Plan—Existing Street Pattern

Secondary north-south access in the Specific Plan area is provided by Lincoln Avenue, Marengo Avenue and Los Robles Avenue. Secondary east-west access is provided by Washington Boulevard, Mountain Street and Maple Street. Maple Street is the frontage street parallel to I-210 Freeway at the south end of the planning area.

6.0 MOBILITY

Fair Oaks Avenue and Orange Grove Boulevard form the backbone of the Fair Oaks/Orange Grove Specific Plan area, which consists primarily of the parcels fronting along these major streets. In addition to framing the Specific Plan area, these streets are the Principal Mobility Corridors which provide north-south and east-west access to the surrounding area (Figure 6.1).

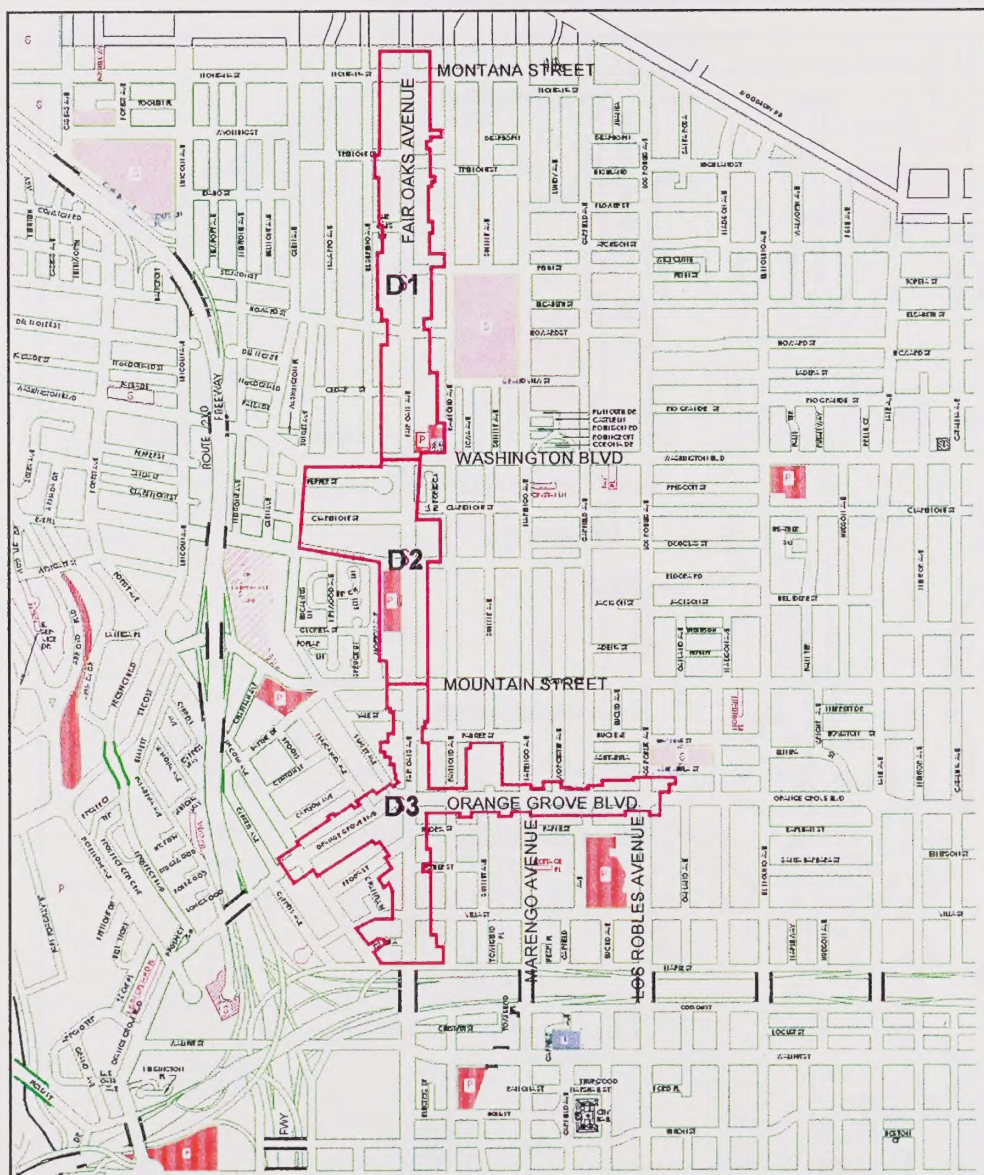


Figure 6.1 Fair Oaks/Orange Grove Specific Plan—Existing Street Pattern

Secondary north-south access in the Specific Plan area is provided by Lincoln Avenue, Marengo Avenue and Los Robles Avenue. Secondary east-west access is provided by Washington Boulevard, Mountain Street and Maple Street. Maple Street is the frontage street parallel to I-210 Freeway at the south end of the planning area.



6.1 General Plan Mobility Element

The Mobility Element of the General Plan designates Fair Oaks Avenue and Orange Grove Boulevard as Principal Mobility Corridors. Fair Oaks is additionally designated as a Truck Route. Los Robles Avenue is also identified as one of the backbone streets of the City's transportation system. According to the Mobility Element, the designation of these corridors will allow the development of appropriate transportation strategies to focus travel on to, and provide for convenient movement along, these corridors.

6.1.1 Goals of the Mobility Element

In addition to calling out street designations within the City, the Mobility Element contains City-wide goals, policies and plans to provide for convenient and efficient mobility, while reducing reliance on the automobile as the primary means of travel. Key goals of the Mobility Element are:

- **Goal 3.1:** Increase the Availability and Use of Transit
- **Goal 3.2:** Increase the Use of Bicycling and Walking
- **Goal 3.3:** Reduce the level of Vehicular Trips in General, and Specifically the Use of Autos for Drive-Alone Trips
- **Goal 3.4:** Develop Land Use Planning to Support Mobility Goals
- **Goal 3.5:** Establish Principal Mobility Corridors within the City
- **Goal 3.6:** Reduce Adverse Impacts of Through-Traffic and Control Flows into Designated Corridors
- **Goal 3.7:** Regional Coordination

The goals balance accommodation of the automobile with policies that encourage transit, pedestrian, and bicycle mobility. The General Plan calls for giving equal consideration to the aesthetic character and livability of residential neighborhoods as well as traffic engineering criteria in the design of street improvements. The General Plan states that the basis of evaluation for all street improvements should include:

- streetscape and landscaping,
- lighting levels appropriate to neighborhood character, circulation requirements and public safety considerations,
- reducing or stabilizing traffic levels on local streets,
- increasing safety through limiting speed, and
- routing through traffic away from residential areas.

6.1.2 Mobility Element Objectives and Policies Promoting Transit, Pedestrian and Bicycle Mobility

The objectives and policies outlined in the Mobility Element to achieve the transit, bicycle and pedestrian goals include:

Goal 3.1: Increase the Availability and Use of Transit

- Develop strategies to maximize use of light rail (transit feeder buses, mixed-use development at LRT stations)



- Expand Regional and Local Bus Service
- Decrease Reliance on Automobiles

Goal 3.2: Increase the Use of Bicycling and Walking

- Provide Enhanced Bicycle Facilities (such as paths, streets, and parking)
- Improve the Pedestrian Environment (such as sidewalks, street furniture, cleaning, awnings, lighting, etc.)

Goal 3.4: Develop Land Use Planning to Support Mobility Goals

- Increase Land Use Densities in Transit Corridors (including new multi-family residential development)
- Develop Mixed-Use Zoning (to encourage living and working in the same area and trip reduction)
- Encourage Supportive Urban Design (pedestrian-friendly, buildings close to the street, parking at the rear, inclusion of transit facilities, developer contributions to City's transit services, etc.)

6.1.3 Protecting Residential Neighborhoods

Goal 3.6 of the Mobility Element strives to protect neighborhoods from traffic impacts by improving the traffic flow on mobility corridors, so that traffic will be less likely to seek alternative routes and short cuts through residential streets.

The Neighborhood Traffic Management Program (NTMP) is a tool used to achieve this objective. An NTMP consists of measures to control traffic speed, traffic volume and parking impacts on residential streets. Appropriate use of speed humps, street narrowing, medians, necking down of entry ways, traffic signs and traffic enforcement are some of the methods used to reduce speeding. Ways to reduce traffic volume include turn prohibitions during peak hours, appropriate guide signs, traffic barriers, cul-de-sacs, islands and other measures which make the street less desirable for travel. Parking impacts could be alleviated by restricting parking duration and parking periods, preferential parking programs, and providing adequate off-street parking.

The City has identified several neighborhoods where a NTMP is needed. One of them is the Washington Neighborhood Revitalization area where such a program is presently being implemented. Another area in the Northwest, bounded by the City limit on the north, Fair Oaks Avenue on the East, Orange Grove Boulevard on the South, and Lincoln/210 Freeway on the west, is scheduled for study and design in Fall 2001, with implementation in late 2002.

6.2 Existing Street Pattern

The following list provides information on the primary roadways in the Specific Plan area.

- **I-210 (Foothill) Freeway** is an east-west freeway connecting Pasadena with the San Fernando Valley to the west and the San Gabriel Valley to the east. Interchanges in the Fair Oaks/Orange Grove Specific Plan area are located at Howard Street, Mountain Street, Fair Oaks Avenue and Marengo Avenue.



- **Fair Oaks Avenue** as a major north-south principal mobility corridor generally provides two through travel lanes in each direction within the Specific Plan area. It is also one of the four remaining truck routes in the City's truck route network.
- **Orange Grove Boulevard** as a major east-west route and a principal mobility corridor through the City of Pasadena extends from Lincoln Avenue to Rosemead Boulevard. In the Specific Plan area, two through lanes are provided in each direction.
- **Lincoln Avenue** is a major north-south route within the City of Pasadena, and is posted for a Bike Route within the Specific Plan area. Two through travel lanes are generally provided in each direction.
- **Washington Boulevard** is a major east-west route through the City of Pasadena. Two travel lanes are generally provided in each direction.
- **Mountain Street** is a major east-west route through the City of Pasadena from the Foothill Freeway to Altadena Drive. Two travel lanes are generally provided in each direction between Lincoln Avenue and Raymond Avenue.
- **Villa Street** is a minor east-west route through the City of Pasadena. One through travel lane is provided in each direction.
- **Maple Street** is a one-way westbound frontage road for the Foothill Freeway. Typically, two through travel lanes are provided on Maple Street in the Specific Plan area.
- **Los Robles Avenue** is a principal mobility corridor north of Del Mar Boulevard and provides a major north-south route within the Specific Plan area. Typically, one through travel lane is provided in each direction.

Exclusive left turn lanes at major intersections are provided on these streets. On-street parking are generally provided except near intersections on all these streets, except on Lincoln Avenue, Washington Boulevard, Mountain Street and Maple Street. The posted speed limit varies from 25 to 35 miles per hour.

6.3 Vehicular Mobility

6.3.1 Traffic Study intersections

The following 16 study intersections were selected by City staff for analysis of potential impacts related to implementation of the Specific Plan. As shown in the list of intersections below, 14 of the 16 intersections are controlled by traffic signals and the remaining two are controlled by stop signs.

1. Lincoln Avenue and Orange Grove Boulevard (signalized)
2. Fair Oaks Avenue and Montana Street (signalized)
3. Fair Oaks Avenue and Tremont Street (signalized)
4. Fair Oaks Avenue and Howard Street (signalized)
5. Fair Oaks Avenue and Washington Boulevard (signalized)



6. Fair Oaks Avenue and Hammond Street (signalized)
7. Fair Oaks Avenue and Mountain Street (signalized)
8. Fair Oaks Avenue and Orange Grove Boulevard (signalized)
9. Fair Oaks Avenue and Peoria Street (signalized)
10. Fair Oaks Avenue and Villa Street (signalized)
11. Fair Oaks Avenue and Maple Street (signalized)
12. Orange Grove Boulevard and Raymond Avenue (signalized)
13. Orange Grove Boulevard and Marengo Avenue (signalized)
14. Orange Grove Boulevard and Garfield Avenue (unsignalized)
15. Orange Grove Boulevard and Los Robles Avenue (signalized)
16. Fair Oaks Avenue and Painter Street (unsignalized)

Existing Traffic Counts and Level of Service

Based on manual counts of vehicular turning movements, all 16 study intersections are presently performing at a Level of Service (LOS) D or better during the weekday morning, midday and afternoon peak commuter periods as well as during the weekend peak period.

6.3.2 Recommendations for Traffic Improvements

6.3.2.1 Traffic Signal Synchronization System

The City of Pasadena has implemented a city-wide traffic signal synchronization system since 1991. This system is in operation at six of the 16 study intersections in the Specific Plan area, and is planned to include three additional study intersections before 2010. The Specific Plan recommends that the signal synchronization system be expanded to include the following study intersections:

6. Fair Oaks Avenue and Hammond Street
7. Fair Oaks Avenue and Mountain Street
10. Fair Oaks Avenue and Villa Street
11. Fair Oaks Avenue and Painter Street

The Fair Oaks Avenue and Painter Street intersection is currently un-signalized. A traffic signal could be added at that location if monitoring of future traffic conditions indicates a necessity for signalization.

6.3.2.2 Recent Physical improvements:

- **Intersection No. 8: Fair Oaks Avenue and Orange Grove Boulevard:** The traffic signal phasing and timing was modified in 2000 to provide protected/permissive left-turn movements at the northbound and southbound approaches to the intersection. Further, the eastbound and westbound approaches were re-stripped to provide one left-turn lane, two through lanes, and one right-turn only lane at the westbound approach to the intersection. This measure was accommodated within the existing roadway width. The location of traffic signal equipment was adjusted to conform to intersection layout modifications.



- **Intersection No. 15: Los Robles Avenue and Orange Grove Boulevard:** Signal update was completed in April 2001. This project involves modifying the traffic signal phasing and timing to provide protected/permissive left-turn movements at the eastbound and westbound approaches to the intersection. The location of traffic signal equipment was altered to conform to intersection layout modifications.

6.3.2.3 Recommended Physical Improvements

Physical improvements to certain intersections are recommended in order to ensure satisfactory levels of service during the Specific Plan's duration. The recommended improvements are:

- **Intersection No. 5: Fair Oaks Avenue and Washington Boulevard:** Modify the traffic signal phasing and timing to provide protected/permissive left-turn movements at the eastbound and westbound approaches to the intersection. Further, the westbound left-turn pocket on Washington Boulevard should be lengthened to provide additional capacity in coordination with the signal modifications. It should be noted that on-street parking near the east leg (westbound approach) might be negatively impacted by the left-turn pocket extension. The locations of traffic signal equipment (i.e., loop detectors, signal heads, mast arms, and others) need to be adjusted to conform to intersection layout modifications.
- **Intersection No. 13: Marengo Avenue and Orange Grove Boulevard:** Re-stripe the northbound approach to the intersection to provide dual left-turn lanes and one right-turn only lane. Modify the traffic signal timing in conjunction with this measure. If necessary, the location of traffic signal equipment will be adjusted to conform to intersection layout modifications.
- **Intersection No. 16: Fair Oaks Avenue and Painter Street:** A warrant analysis indicated that current parameters do not meet the warrant thresholds. However, this measure could be pursued if future traffic monitoring indicates that conditions may meet signal warrants.
- **Road Widening – Fair Oaks Avenue between Maple Street and Villa Street:** Conduct a feasibility study for widening on the east side of Fair Oaks Avenue between Maple Street and Villa Street. The study shall evaluate the possibility of widening the road right-of-way for the purpose of providing a separate left-turn lane at either one or both the northbound and southbound direction at the intersection of Fair Oaks Avenue and Villa Street. The study shall include several alternatives and corresponding costs and benefits for review and approval by the Department of Public Works and Transportation.



6.4 Public Transit Services

6.4.1 Existing Transit Services

6.4.1.1 Local and Regional Bus Service

There are five regional transit lines and one local line that serve the Fair Oaks/Orange Grove Specific Plan area. It has been observed that there is high ridership or usage of public transit in the planning area, particularly along Fair Oaks Avenue, Los Robles Avenue and Orange Grove Boulevard. The transit routes and location of bus stops within the Specific Plan area are shown in Figures 6.2 and 6.3. Transit routes currently serving the Specific Plan area include:

- MTA Line 177 travels from JPL to City of Hope in Duarte. It provides service along Seco Street, Lincoln Avenue and Orange Grove Boulevard (north-south direction).
- MTA Line 188 travels from North Fair Oaks at the northwest terminus to Duarte Road at the eastern terminus via Colorado Boulevard. It travels along Fair Oaks Avenue.
- MTA Line 267 travels from its western terminus at Lincoln and Woodbury to the El Monte Bus Station at the eastern terminus.
- MTA Line 268, with a western terminus at JPL and an eastern terminus at the El Monte bus station, travels along Woodbury Road, Casitas Avenue, Lincoln Avenue and Washington Avenue in the planning area's vicinity.
- MTA Line 483 operates the length of Fair Oaks Avenue from Altadena to South Pasadena, and continues to downtown Los Angeles.
- Pasadena ARTS Bus refers to the Pasadena Area Rapid Transit Service that the City operates and provides free service. The current ARTS Uptown and Downtown routes shall be enhanced in March 2002 according to the 'Interim ARTS Restructuring Plan' that the City Council approved in October 2001. The new service routes shown in Figure 6.4.

6.4.1.2 Future Light Rail

The proposed extension of the existing Blue Line Light Rail Transit will provide service from the downtown Los Angeles Union Station to Sierra Madre Villa Avenue in Pasadena. The 13.5-mile trip from downtown Los Angeles to East Pasadena is expected to take 34 minutes.

The extension will have six station locations in the City of Pasadena, including the Pasadena Civic Center Station adjacent to Memorial Park. This will be the primary station used by transit users residing or working in the Fair Oaks/Orange Grove Specific Plan area. It will be located approximately one-half mile south of District 3.



Fig 6.2 Fair Oaks/Orange Grove Specific Plan—Local Transit Route Lines

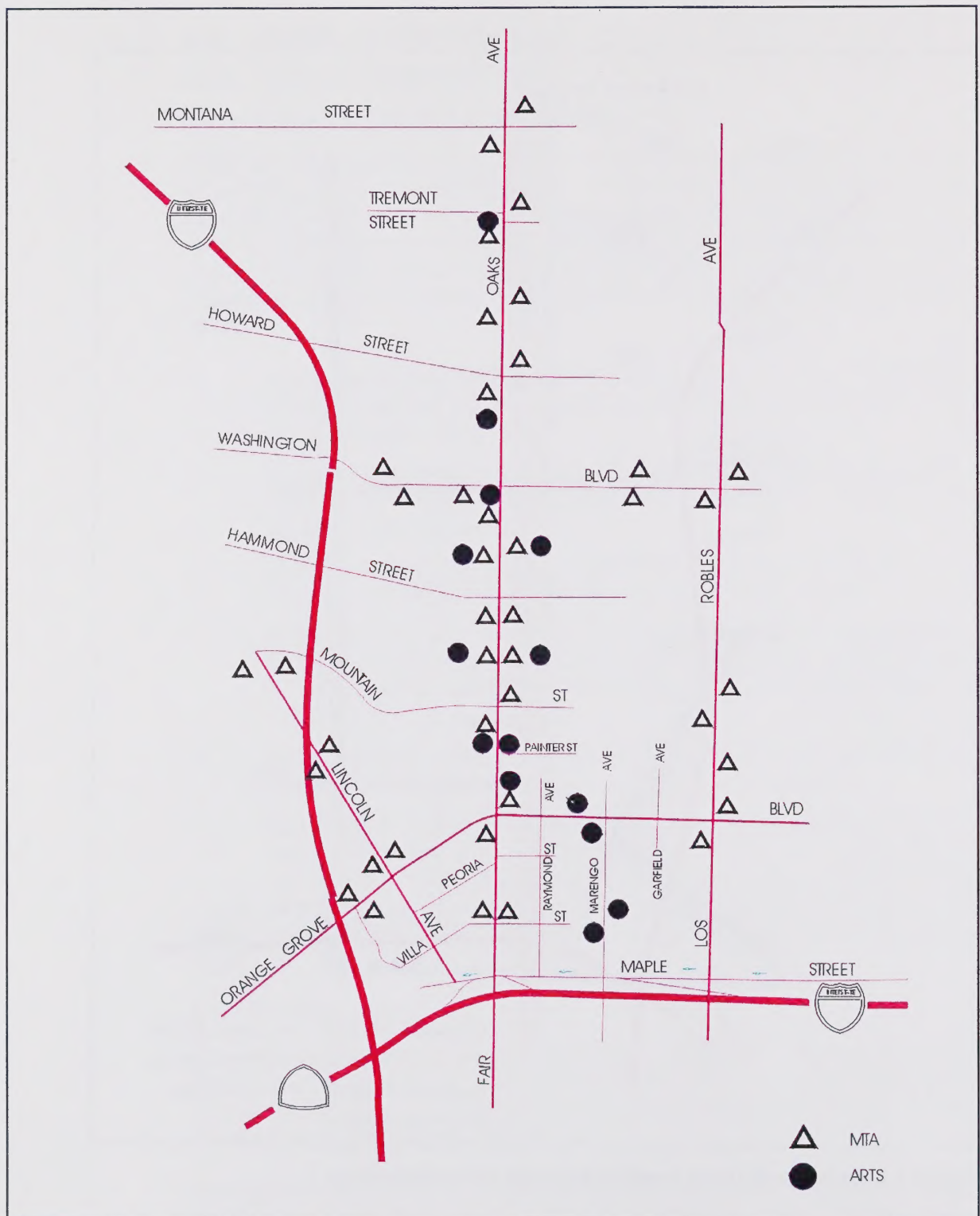


Figure 6.3 Fair Oaks/Orange Grove Specific Plan – Location of Transit Stops

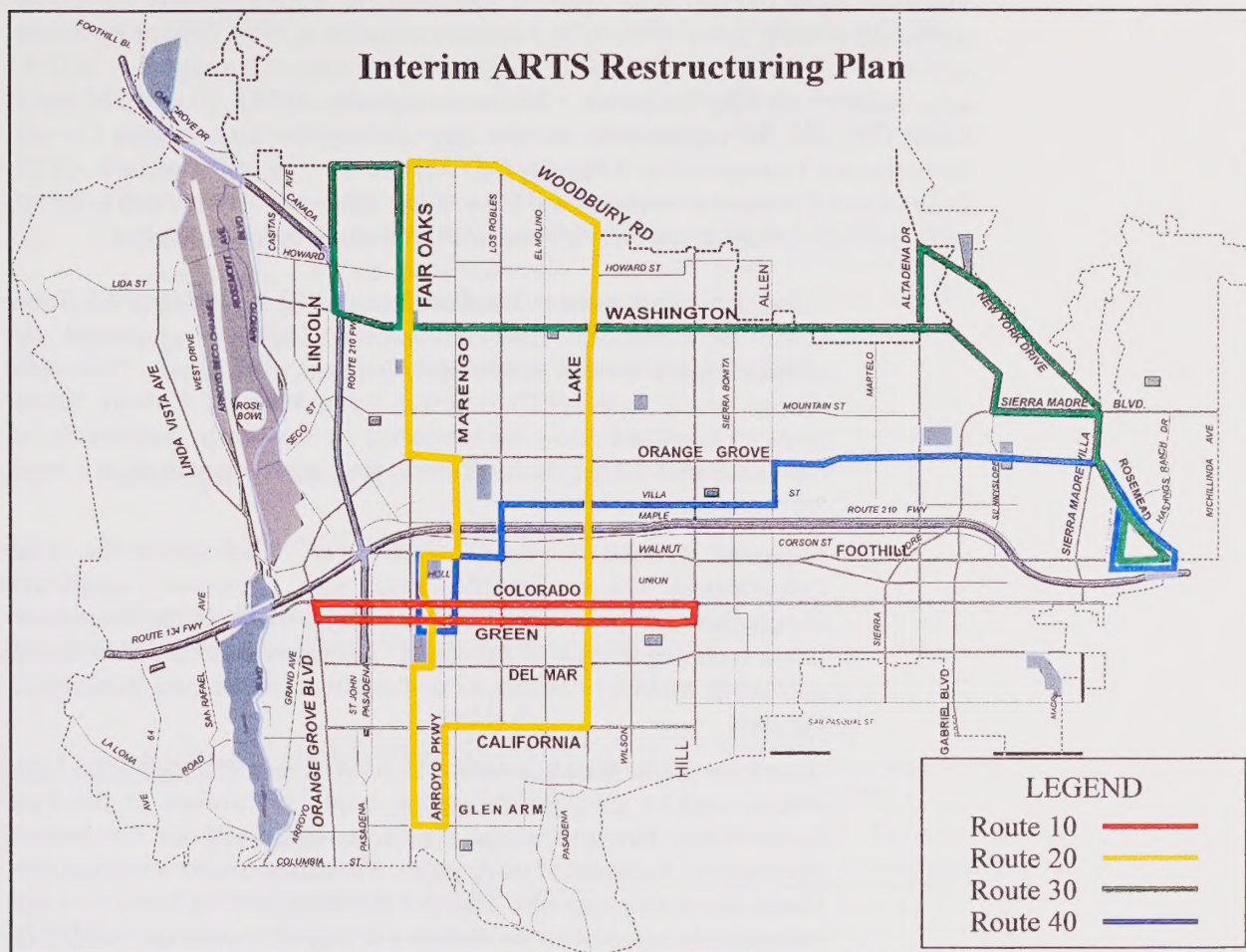


Figure 6.4 Pasadena ARTS Bus Routes

6.4.2 Recommendations to Improve Transit Services

One of the seven guiding principles contained in the City of Pasadena's General Plan states that "Pasadena shall be a city where people can circulate without cars." This principle further states that: "Specific plans in targeted development areas will emphasize mixed uses, pedestrian activity and transit; public and private transit will be made more available; neighborhood centers and urban villages will be promoted to reduce the need for auto use." Furthermore, Goal 3.1 of the Mobility Element calls for an increase in the availability and use of transit. These objectives and policies guide the mobility goals and strategies recommended for the Fair Oaks/Orange Grove Specific Plan.

The Mobility Element recommends the development of transit feeder service from residential neighborhoods to LRT station. Transit feeder service should be encouraged in the Northwest area, and include connections, particularly to the Memorial Park Light Rail Transit station, and to other stations and bus routes in the area. Shuttle routes and services should be developed where the likelihood for high ridership is projected.



The Fair Oaks/Orange Grove Specific Plan area has a high demand for transit compared to other areas of the City, as documented in a 1998 City of Pasadena report on transit needs ("Mobility Objectives for the Millennium" – MOM, authorized by the City Council in 1996, and adopted in 1998). The MOM study found that both the regional bus service (provided by the Los Angeles County Metropolitan Transportation Authority (MTA)) and the City of Pasadena's ARTS Uptown and Downtown services need to be either enhanced or expanded to better serve the Fair Oaks/Orange Grove Specific Plan area, as described below:

- **Local Transit Service:** The Pasadena ARTS Five Year Plan (June 1999) recommended that the Uptown Route be shortened by eliminating the eastern and western portions of the line. This route change would help ARTS ridership by making the Uptown Route more efficient and allow for increasing its frequency, particularly in the Fair Oaks/Orange Grove Specific Plan area where there is a need for more transit service.
- **Regional Transit Service:** Five MTA lines serve the Fair Oaks/Orange Grove Specific Plan area, however, additional connections are needed in order to provide connections for transit riders traveling outside of Pasadena. Increased service levels would encourage mobility options, thus, benefit residents and workers of the area.
- **Blue Line Light Rail Service:** The future Memorial Park Blue Line station will be the primary station used by travelers in the Fair Oaks/Orange Grove Specific Plan area, especially for commuters traveling to Downtown Los Angeles. Providing transit service to this Blue Line station may also alleviate potential parking issues in areas immediately adjacent to the station and help to reduce the number of vehicles traveling along the north/south corridor in the Fair Oaks/Orange Grove Specific Plan area.

The ARTS Uptown Route currently stops at the intersection of Holly Street and Raymond Avenue, adjacent to the future Memorial Park Blue Line station. Once the station is built, the ARTS Uptown Route should be redesigned to stop as close as possible to the pedestrian entrance of the Memorial Park Blue Line station.

Transit service oriented toward bringing commuters to Blue line stations should also be considered in the Fair Oaks/Orange Grove Specific Plan area. These feeders could run exclusively during the morning and afternoon peak commute periods along Fair Oaks Avenue to accommodate Blue Line riders. Providing peak period transit service to the Memorial Park station would help reduce the heavy ridership experienced on the ARTS Uptown Route buses and provide a more direct commuter service to and from the Memorial Park station.

The City Council approved in concept (on August 20, 2001) an ARTS route structure and plan proposed by the Transportation Advisory Commission (TAC). The route structure consists of nine



routes, each of which is designed to provide bus interface with the future light rail stations. The City Council directed the TAC and staff to refine the route and plan to address three issues: (1) overlapping of routes, (2) service frequency, and (3) cost and revenue plan.

Of particular interest to the Fair Oaks/Orange Grove Specific Plan area among the nine proposed routes is that of Route 20 that covers Fair Oaks Avenue and Lake Avenue, interfacing with four future light rail stations: (1) Memorial Park, (2) Del Mar/Arroyo Parkway, (3) Fillmore/Arroyo Parkway and (4) Lake/210 Freeway.

6.5 Parking Conditions and Parking Recommendations

6.5.1 Existing Parking Conditions

An inventory of on-street parking spaces throughout the Specific Plan area shows that there are a total of 1,086 spaces, as shown in Table 6-1 below.

**Table 6-1:
PARKING ACCUMULATION SURVEY BY DISTRICT**

Location	Number of Spaces	Weekday		Saturday	
		Occupied Spaces	Percent Occupied	Occupied Spaces	Percent Occupied
District 1	313	114	41.9	86	31.3
District 2	450	50	18.4	63	22.6
District 3	323	108	39.6	128	46.0
Total	1,086	262	25.0	268	25.6

Survey by Linscott, Law & Greenspan, 3/16/99 and 5/1/99

6.5.1.1 Weekday Parking Demand

Weekday parking demand in the entire Specific Plan area indicates a 25 percent occupancy. While this indicates an adequate supply, there are certain blocks in each district where spaces are fully occupied or demand exceeded supply (vehicles were parked illegally) observed in the following blocks:

- North side of Orange Grove Boulevard between Sunset Avenue and Summit Avenue
- West side of Fair Oaks Avenue between Orange Grove Boulevard and Peoria Street

6.5.1.2 Weekend Parking Demand

The weekend survey indicates that the overall on-street parking occupancy was 25.6 percent. However, there were blocks where all spaces were occupied, or



where demand exceeds supply (vehicles were parked illegally). High weekend parking demand were observed in the following blocks:

- East side of Fair Oaks Avenue between Orange Grove Boulevard and Peoria Street, and between Villa Street and Maple Street.
- North side of Orange Grove Boulevard between Fair Oaks Avenue and Summit Avenue, and between Worcester Avenue and Garfield Avenue.
- South side of Orange Grove Boulevard between Marengo Avenue and Garfield Avenue.

High demand for parking was observed in District 3 during both weekday and weekend surveys.

6.5.2 Parking Recommendations

The following recommendations are based on the observations cited above:

- No parking spaces should be removed from the Specific Plan area, to the extent possible. Although majority of on-street parking spaces (i.e., more than 65 percent) in the Specific Plan area are readily available during both the typical weekday and weekend day, there are certain spots (those listed under Weekday Parking Demand and Weekend Parking Demand) where demand exceeds supply. Any reduction in the existing supply of parking spaces will potentially have adverse effect on the businesses on either corridor.
- For those locations where on-street parking is fully utilized, any future projects in the immediate vicinity should provide sufficient off-street parking to accommodate the proposed development. This recommendation should apply to the following intersections:
 - Fair Oaks Avenue and Mountain Street
 - Fair Oaks Avenue and Orange Grove Boulevard
 - Fair Oaks Avenue and Villa Street
 - Orange Grove Blvd. and Marengo Avenue
 - Orange Grove Blvd. and Garfield Avenue
- Consistent with the policies set forth in the Mobility Element of the General Plan, future developments should strive to more effectively utilize the limited parking supply through shared use of parking.
- Provide development incentives to encourage consolidation of parking, considering that landscaping regulations and access points become critical as parking lots become larger.

6.6 Specific Plan Pedestrian Conditions

The Specific Plan area has a core of pedestrian destinations surrounded by pedestrian origins. The primary destinations on Fair Oaks Avenue are the public transit stops located along both sides of the roadway for the entire length of the Specific Plan area, the Renaissance Plaza shopping center located at the



southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, some employment sites, and the area near the Fair Oaks/Villa intersection (near Throop Lumber).

The primary destinations on Orange Grove Boulevard are various markets and retail stores located along both sides of the roadway, the shopping center located at the northeast corner of Orange Grove Boulevard and Los Robles Avenue, and Villa Parke Center on Villa Street between Los Robles and Garfield Avenue. Secondary destinations in the area include the Robinson Park complex, Jackie Robinson Center, La Pintoresca Park and Library, and the Pasadena Health Center.

Pedestrians originate from the apartment complexes and single-family residences located along both Fair Oaks Avenue and Orange Grove Boulevard. Other pedestrian origins include the convalescent homes located along Fair Oaks Avenue north of Washington Boulevard and the adjacent residential neighborhoods.

6.6.1 Existing Pedestrian-Friendly Characteristics

The Specific Plan area currently has pedestrian facilities and amenities that encourage good pedestrian movement, such as:

- Signalized intersections (14 of the 16 study intersection) provide pedestrian phasing with the traffic signal controls. These crossings are generally well distributed throughout the Specific Plan area.
- Wide crosswalks (approximately 13 feet) are provided on all four legs of the 14 signalized study intersections. Additionally, crosswalks are provided on at least one leg of the two remaining unsignalized locations.
- Sidewalks are provided throughout the Specific Plan area.
- Frequent local public transit stops are located throughout the Specific Plan area, facilitating high public transit usage by area residents and workers.

6.6.2 Existing Pedestrian-Unfriendly Characteristics

Fair Oaks Avenue and Orange Grove Boulevard are both designated as Principal Mobility Corridors and thus are primary vehicular routes. These roadways possess characteristics that create both physical and psychological inhibitors for pedestrians, the most significant of which are the speed and volume of vehicular traffic, particularly at uncontrolled pedestrian crossings.

The Specific Plan area currently has few sidewalk amenities that encourage and enhance the pedestrian experience. In addition, few bus shelters, benches and street furniture are provided to further encourage use of public transit.



6.6.3 Suggested Pedestrian Amenity Enhancements

Enhancements to the pedestrian experience are necessary to link residents and visitors to expanded transit services, inter-city rail, and regional bus services. Furthermore, enhancements, such as those listed below will facilitate pedestrian access to commercial development throughout the Specific Plan area. Additional recommendations for pedestrian amenities, development standards and design guidelines that enhance the pedestrian environment are located in Chapter 5.0.

- Install a controlled pedestrian crosswalk at Fair Oaks and Painter intersection, which currently has a stop sign control on Painter Street approach. A control mechanism to improve pedestrian safety, especially the clients and customers of the Foothill Vocational Opportunities will contribute to the pedestrian friendliness of the Fair Oaks corridor.
- Install a pedestrian crosswalk control mechanism at Orange Grove and Garfield Avenue intersection, which currently has a stop sign control on Garfield Avenue approach. A control mechanism would facilitate pedestrian crossings on Orange Grove Boulevard coming from the neighborhoods on the north side of Orange Grove to the Villa Parke Community Center located at Garfield Avenue and Villa Street. Villa Parke Center is a busy place with an active participation from the residents of the surrounding communities.

A signal warrant analysis were conducted at Fair Oaks/Painter, and at Orange Grove/Garfield in summer 2000 (using Caltrans' signal warrants/parameters). Each warrant analysis concluded that current conditions do not warrant or meet the required thresholds for a traffic signal. While a traffic signal is not warranted at this time, it is recommended that the City continues to monitor these intersections due to significant pedestrian traffic and high traffic volumes. Continuous monitoring would determine that a traffic signal will be considered when conditions meet signalization thresholds.

- In cooperation with Caltrans, enhance the bridge on Fair Oaks Avenue across the I-210 freeway that links the Specific Plan area to the Central District, especially the Pasadena Old Town. Enhancements could be in the form of streetscape landscaping, trees to provide shade, and pedestrian scale lighting to provide security for pedestrians.
- Working with property owners, reconstruct sidewalks where gaps exist, or where the pavement needs repair throughout Fair Oaks and Orange Grove corridors.
- Install decorative crosswalks at key commercial intersections
- Install pedestrian-scale lighting intermediate the existing light standards throughout the corridors.
- Install landscaping where trees are missing, to maintain a rhythm of shades and color along both Fair Oaks and Orange Grove corridors, with adequate irrigation and maintenance.
- Install new and improved bus stop shelters, benches, and trash receptacles; especially at selected key intersections listed above,



according to placement and design guidelines contained in the Community Design Chapter (Chapter 5.0) of this Specific Plan.

- Establish gateways, or decorative community identification signage or icons at key intersections, such as at Fair Oaks/Orange Grove, Fair Oaks/Washington, Fair Oaks/Villa, Fair Oaks/Montana and Orange Grove/Lincoln, Orange Grove/Los Robles, to signal arrival to the Specific Plan area, as indicated by installing any or a combination of the following:
 - Visual or graphic icons,
 - Public art, constructed with durable materials,
 - Signage and banner poles
 - Information kiosks
 - Trash receptacles
- Enhance compliance with Americans with Disabilities Act (ADA), such as: curb cuts, sidewalk ramps, audible traffic controls, etc. Completion of the city-wide sidewalk curb cuts would advance this objective.
- Widen sidewalks where viable, subject to more detailed site survey. Possible locations are the key commercial nodes or activity centers. Wider sidewalks are needed to accommodate street furniture, starting with the bus stop shelters, benches, and trash receptacles, aside from facilitating access to individuals with disability according to ADA guidelines.
- Provide sufficient curb space (as in bus cut-outs), where feasible, where Dial-A-Ride vans and Access Service vans can load and unload their clients. These vans cannot go on private property or in alleys, and need sufficient curb space to stop and pick up or unload passengers.
- Install appropriate directional and informational signs for motorists and pedestrians.
- Provide striping/signing, crossing guards, traffic signals, and other safety devices that are deemed to improve children pedestrian safety at designated school crosswalks and crosswalks near schools and park areas.
- Treat sidewalk finishes with non-slippery surfaces and maintaining level and flat walkways where possible to improve pedestrian safety.
- Encourage businesses to install awnings, umbrellas and flower boxes and other pedestrian amenities.
- Encourage new large developments to provide transportation service (such as providing vans), or to financially support existing City services for their residents.
- Encourage businesses to institute regular sidewalk cleaning where heavy pedestrian traffic and activities occur.



6.7 Other Transportation Management Measures

6.7.1 Truck Routes

The City's truck route network was significantly reduced with the adoption of the General Plan update in 1994. The remaining designated truck routes, which include Fair Oaks Avenue, are needed to serve the commercial and industrial transport needs of the business community, to support development, and for the continuation and revitalization of the commercial and industrial areas of the City.

Truck routes direct truck traffic to roadways designed to accommodate these vehicles and restrict vehicles from streets that are undesirable for heavy commercial traffic. Designated routes provide the City with a means of controlling commercial vehicular traffic in order to minimize intrusion and adverse impacts on residential areas and non-truck-route arterial roads.

Fair Oaks Avenue is one of four designated truck routes in Pasadena and is the only north/south truck route that services the northwest portion of the City. The other truck routes are: Lake Avenue, Rosemead Boulevard and Walnut Street/Foothill Boulevard (from Fair Oaks Avenue to east City limit). Fair Oaks Avenue is also the only north/south truck route that extends to the southerly city limits. It is also a principal mobility corridor and is a critical route for intra and inter-city travel, including truck traffic. The Fair Oaks/Orange Grove Specific Plan takes this fact into account in its recommendation to encourage and allow land uses that will benefit from this truck route designation, such as:

- District 2 – has an existing concentration of light industrial uses. Light industrial and related or supporting commercial uses will continue to be allowed in this district by the Specific Plan.
- District 3 – has the closest proximity to the 210 Freeway. A wide range of commercial and certain light industrial land uses will be encouraged to take advantage of the district's proximity to the freeway that allows for delivery or distribution of goods to businesses in this area through truck deliveries.

6.7.2 Bicycle Master Plan

The City's Bicycle Master Plan was adopted in November 2000. The Bicycle Master Plan advances the Mobility Element goal of increasing the use of bicycling and walking as viable alternative modes of transportation, and provides guidelines for providing a safe and attractive environment to promote bicycling as a transportation mode and identifies the following bicycle roadways in the vicinity of the Specific Plan area:

First priority bikeways:

- Marengo Avenue (North-South direction)
- Colorado Boulevard (East-West direction)

Second priority bikeways:

- Fair Oaks Avenue
- Orange Grove Boulevard



Fair Oaks is not included in the first priority bikeway network because it has insufficient right-of-way to safely accommodate bicyclists. Nevertheless, bicycling remains a feasible mode of transportation by residents and workers in the Specific Plan area because parallel roadways are either presently equipped or are designated to be part of the first priority bikeway network.

Raymond Avenue has existing Class II bikeway between Orange Grove Boulevard and Washington Boulevard, and a Class III bikeway between Orange Grove Boulevard and Maple Street. A Class II bikeway (bike lane) is a traffic lane within the traveled roadway designated for preferential or exclusive bicycle use identified by pavement striping and marking, and signage. A Class III bikeway (bike route) is a roadway designated for bicycle use through use of directional and informational signage only, with no special lane markings, and shares the travel lane with motor vehicle traffic. The Bicycle Master Plan includes recommendations and specific measures on certain bike routes surrounding the Fair Oaks/Orange Grove Specific Plan area, such as:

Phase 1:

- Re-paint existing bike lanes throughout the City.
- Remove and replace signs at certain locations with more appropriate directions. A sign located on Maple Street at Fair Oaks Avenue needs to be replaced with a more appropriate sign that should read: "Begin Right Turn Lane; Yield to Bikes"
- Review traffic light synchronization policy to eliminate excessive speed.
- Convert Marengo (Washington to Orange Grove) to a bicycle boulevard.
- Add bike lanes on Marengo between Orange Grove and Del Mar.
- Begin conversion of traffic signal detectors to bicycle- and pedestrian-friendly forms (e.g., video).
- Install bicycle parking lockers and racks.

Phase 2:

- Continue promotion and safety campaign.

Consistent with the "Livable Communities" concept that guides the Specific Plan, developing bikeways that are safe and convenient to use is an important component in encouraging alternative modes of transportation in commuting between work and home, as well as many other daily business or recreational trips.

7.0 UTILITIES AND INFRASTRUCTURE



7.0 Utilities and Infrastructure

The Utilities and Infrastructure chapter addresses issues concerning water, wastewater, solid waste, drainage, and energy infrastructure in the Specific Plan area. The utilities and infrastructure analysis assumes the maximum net new development in the Fair Oaks/Orange Grove Specific Plan area will be as allocated by the Comprehensive General Plan as 550 residential dwelling units and approximately 620,000 square feet of non-residential development.

7.1 Water Supply

The water demand generated by future residential and commercial development is not anticipated to create significant additional demand. The City's water supply capacity exists in the current system to accommodate the amount of demand created by the current usage and the new development permitted by the Specific Plan. As identified in the General Plan EIR, the additional demand is regionally significant, but is mitigated in the City of Pasadena by an adequate water conservation program. Future development generated by the implementation of this Specific Plan will need to comply with the Water Shortage Procedures Ordinance (P.M.C. 13.10.020), which mandates that any future project shall only consume 80 percent of expected consumption.

7.2 Sewer/Wastewater

The existing wastewater system was constructed around 1900 and is based on an 8-inch pipeline. The 1977 Sewer Master Plan projected a potential sewer deficiency on Fair Oaks Avenue between Orange Grove and Hammond, and identifies the need for a 12" pipeline. This projection was hinged on the anticipated development intensity as allowed by the industrial zoning designation of much of the North Fair Oaks corridor. Since new development within the area has been less than anticipated, no pipeline improvements have been necessary. At present, there is no indication that existing capacity is insufficient.

The Specific Plan, which is also a redevelopment area, is anticipating new future growth. The total industrial square footage proposed by the Specific Plan, however, is less than the amount allowed by zoning prior to adoption of the Specific Plan. As a result less new wastewater flow would be created by the development described in the Specific Plan. Moreover, large developments are required to submit monitored flow measurements to provide information to determine and project future flow quantities. Any system improvements necessitated by new growth can be addressed through the Capital Improvement Plan. As developments occur, the City reviews existing feed lines to determine if there is need for upgrading. Depending on the size, type of development and anticipated wastewater flow, the City may impose a condition that the developer pays for all or a portion of the cost of improving the link between the development site and the trunk line.



Notwithstanding the City-wide review and approval process that requires each proposed development that it 'shall be connected to the public sewer by a method approved by the Public Works and Transportation Department,' the Specific Plan recommends that street and infrastructure improvements be completed prior to full implementation and build out of the Specific Plan, including the upgrading of the sewer system between Hammond Street and Orange Grove Boulevard.

7.3 Solid Waste

By the year 2010, growth anticipated in the City's General Plan EIR will result in an increase of approximately 37,008 tons solid waste annually for the entire City. This is considered a potentially significant impact. The City is already undertaking appropriate measures to meet its obligations regarding solid waste reduction based on its solid waste plan and policies. The City's solid waste plan is consistent with the Los Angeles County Solid Waste Management Plan and will not be impacted by the Specific Plan.

7.4 Storm Drain

Storm drainage demand in a region is affected by numerous factors, including rainfall volume, and landscape permeability. Typically, hard surfaces such as asphalt and concrete typical of an urban environment decrease permeability and increase storm drainage. The majority of the Specific Plan area is already built-out, and new development in the area is likely to occur as redevelopment on already developed sites. Some recommendations of the Specific Plan, such as the expansion of Robinson Park would actually decrease the total developed area. As a result, the recommendations of the Specific Plan are anticipated to have an insignificant effect on the storm drainage flow. Most importantly, the land uses recommended in the Specific Plan are a reduction from those currently permitted by the Zoning Code.

In 1999, the National Pollutant Discharge Elimination System (NPDES) mandated local jurisdictions to institute their respective Storm Water Management Programs in order to comply with the broad policies of the Clean Water Act. Cities are required to implement certain measures under a permit issued by the State Water Quality Control Board, Los Angeles Region. The County is the principal permittee, and City of Pasadena, like all other cities in the County of Los Angeles, is a co-permittee. Under a section of the Permit entitled "Public Agencies Activities", the County and the cities are required to implement certain measures to regulate the quality of storm water flowing from private developments to the network of storm drain channels that eventually drain into the oceans. The City adopted the Standard Urban Storm Water Mitigation Plan (SUSMP) Ordinance, which requires new development projects to contain rainfall in a 24-hour period before releasing the water to the storm drain channels. This is a measure to allow the water to separate any pollutants prior to releasing it to the public storm drain channels, catch basins and eventually to larger natural bodies of water. Depending on the type of activity that occurs in a development project, separating the pollutants from the rainwater could consist of passing the storm water through clarifiers or other appropriate equipment, or



merely allowing the water to settle into an unpaved area before it flows into the street gutters.

The City's SUSMP Ordinance controls storm water quality in two phases: during development planning and during construction. All development projects must comply with the Los Angeles County Municipal Storm Water Permit issued by the California Regional Water Quality Control Board and all City ordinances pertaining thereto.

7.5 Energy

The Specific Plan Area is currently being served by the Southern California Gas Company and by the Pasadena Water and Power (PWP). PWP's generating station is capable of supplying 60 percent of the City's electricity needs, however, air quality regulations limit the plant's capability to generate up to its full capacity. PWP purchases 65 to 70 percent of its energy needs from other power generators under long-term contracts for lower rates than current open market prices. PWP also purchases 5 to 10 percent of the total power supply from the electricity spot market.

Because Pasadena is linked to the State's power grid, the City had its share of power interruptions during the peak energy crisis in 2001. Under an agreement with the California Independent System Operator (ISO), PWP must reduce its load if instructed to do so by the ISO during a statewide Stage III power emergency. Such an emergency occurred most recently in March 2001, requiring PWP to temporarily interrupt electric service to some of its customers. However, being a community-owned utility (and not an investor-owned utility) has its advantages. PWP prepared for deregulation with the assumption that it would work as intended, and that PWP would compete for its own customers. Preparations included cutting costs, streamlining operations, retraining its employees, establishing new customer service programs, creating budget reserves and monitoring legislative measures in Sacramento and in Washington D.C. These preparations have enabled the PWP to provide adequate electricity to its hometown customers.

7.6 Conclusion

The current utility and infrastructure providers will continue to provide services to the Specific Plan area. Anticipated growth in the Specific Plan area can be accommodated by the current service providers without significant changes in service delivery.

8.0 IMPLEMENTATION PLAN



8.0 IMPLEMENTATION PLAN

The Implementation Plan lays the foundation for the “grassroots” economic development effort that is needed to revitalize the area. The Implementation Plan is constructed of projects, programs and tools that address all three theme areas that provided the frame for the community vision: Economic Development, Quality of Life, and Neighborhood Beautification. The City’s Vision and Mission proclaims,

...people are the City’s greatest and most important resource, their ethnic and economic diversity provide the living fabric that binds Pasadena together. We welcome the involvement and commitment that produces a greater quality of life with citizens and city government working in partnership. ...(staff) are involved in an active partnership with Pasadena citizens to foster educational, cultural and economic opportunities in a safe, vibrant, and healthy community.



Implementation of the Specific Plan depends on the continued support and involvement of the business and residential community.

The Fair Oaks/Orange Grove Specific Plan’s Implementation Plan builds on this commitment. Therefore, residents, business people, property owners, elected officials, community organizations, and City staff will be the driving force for implementation. Alliances, partnerships, collaborations, and team efforts will be highly encouraged as effective means to maximize results in addition to funding assistance.

The Implementation Plan includes a wide range of strategies including:

- pedestrian amenities and streetscape improvements in the public realm,
- residential and commercial rehabilitation programs,
- open space utilization in the private realm,
- business development, and
- creating employment opportunities to advance the General Plan vision, including business incubator space.

Planting “seeds” now to unfold early success stories is the key to maintaining momentum in the implementation strategy for the Fair Oaks/Orange Grove corridor.

The following highlights a number of resources or tools for implementation, showing how they can be cultivated to create success stories. The Implementation Plan follows, it incorporates various resources to achieve the vision for the Fair Oaks/Orange Grove Specific Plan area. The Implementation chapter concludes with a Resource Guide to put citizens of the Specific Plan area in contact with basic services that affect quality of life issues on a day-to-day basis.



8.1 The Fair Oaks/Orange Grove Implementation Team

The Fair Oaks/Orange Grove Implementation Team will serve as a major force to guide the economic development strategy and overall implementation of the Specific Plan. The Specific Plan provides the foundation and initial building blocks for their mission. The Implementation Team will build on these strategies and develop new ones to help the Specific Plan area reach its full potential. The Implementation Team will take a two-fold approach:

1. Proactive Planning – develop a short and long term plan to meet the economic challenges the Specific Plan area faces; and
2. Interactive Planning – develop a plan that recognizes the need to be flexible to conditions as they emerge.

Experts in the field of economic development promote organizational forms such as the Implementation Team as an effective way to direct and manage the economic development process in a community. Furthermore, experts highlight the dependence of economic development on partnerships and public-private coordination and cooperation. To that end, the Implementation Team will include membership from a number of City Departments as well as representatives from the business and residential community of the Specific Plan area. Alliances and partnerships will be formed to help maximize the revitalization effort as identified in the following examples:

- The Business Development Section and Enterprise Zone Office of the Planning and Development Department will be called upon to provide *focused* assistance and expertise to stimulate the business climate and attract and retain businesses.
- To ensure effective implementation of the Specific Plan, the Northwest Manager or comparable level of administrative staff shall be appointed to administer the Plan from beginning to end through the accomplishment of milestones. Further, the Northwest Manager will provide regular annual reports to the Planning Commission and City Council, seek funding for implementation of the plan, work with the school district to determine a new school site, and promote proactive code enforcement.
- The Inspection Services Divisions of the Planning and Development Department will be called upon to provide proactive code enforcement.
- The Police Department will help to ensure the safety of the Specific Plan area by addressing criminal activity through the existing community policing program, with emphasis on the Neighborhood Watch and Commercial Crime Watch Programs, and the Police Mobile Substation.

The Implementation Team could also assist in the development of a business association in the Specific Plan area. Some initial concerns expressed by business owners in the Specific Plan include:

- blight of the area,



- the need for an enhanced commercial rehabilitation program beyond the assistance of the existing Storefront Improvement Program (SIP),
- provision for relief from some existing sign regulations viewed as being too restrictive, and
- assistance to retain existing businesses and attract new ones.

In order to be most successful and effective, it is important that a significant impetus for the formation of a business association come from within the community. The City's role in the formation of a business association will include working to instill the idea and importance of such a group, and then providing assistance when needed by the association.

8.2 Redevelopment Project Areas

Currently, the Fair Oaks Redevelopment Project area has limited funding generated from tax increment financing to meet its goals and objectives. The Implementation Team and other Specific Plan resources will help address these issues until tax increment financing becomes available for the project area.

8.2.1 Consolidation of the Redevelopment Project Areas

The Planning and Development Department will examine consolidation of the Redevelopment Project areas to consolidate funding sources and make them available to all of the project areas. The Northwest Commission will review the proposal and make a recommendation in the near future. Consolidation of the Redevelopment Project Area will provide additional funding opportunities to implement the goals and objectives for the Specific Plan area.

8.2.2 Expansion of the Fair Oaks Redevelopment Project Area

Due to a number of properties that could be considered blighted on North Fair Oaks Avenue, from Washington Boulevard to the northerly City boundary, consideration should be given to expand the Fair Oaks Redevelopment Project Area. Although the benefit to this proposal would be long term, this tool could assist with the future economic development capability for northern portions of the Fair Oaks corridor.

8.3 Pasadena Development Corporation / Pasadena Enterprise Center

The Pasadena Development Corporation (PDC) was founded in 1977 as a result of the efforts of the City, Federal government and the Chamber of Commerce to stimulate job creation. PDC is a non-profit, local economic development corporation that utilizes both government and private bank funds for lending to small businesses within Pasadena and the San Gabriel Valley. Funding resources available through the PDC could be used for qualifying developments or projects in the Specific Plan area.



The Pasadena Enterprise Center (PEC) is a full-service business incubator. Established as a private, nonprofit corporation in 1987, the PEC expanded in 1992 to help small businesses in Pasadena and in Altadena. PEC encourages and facilitates the development of new, existing and home-based businesses, while fostering local economic development and job creation. Currently, the Center is reviewing the addition of new programs serving the Northwest community. One idea includes the development of a “Digital Divide” Lab (DDL), which will focus services to low-income, minority and disabled residents of the area and is intended to expose, train and introduce individuals to the “computer age.” This is the type of partnership program that could benefit the Fair Oaks/Orange Grove Specific Plan area’s incubator process and home-based business objectives.

8.4 Planning and Development Department

8.4.1 Business Development

The goal of the Business Development Program is to maintain a positive environment for Pasadena businesses by focusing efforts on business retention, expansion and recruitment. The Business Development Program fosters and strengthens the local business community by welcoming all new businesses to the City, visiting leaders of key Pasadena businesses throughout the year to assess concerns, needs and opportunities, and crafting legislation that benefits Pasadena businesses, and marketing/advertising the City’s strengths.

The Planning and Development Department will assist in the implementation of various programs, activities and/or projects to improve business development. Some of these programs include:

- The Altadena/Pasadena Enterprise Zone - This program seeks to improve business development efforts placing emphasis on job linkage and marketing opportunities.
- A workshop series - (“The Art of Small Business Survival”) These workshops are aimed at fostering stronger businesses by sharpening business skills and improving profits.

The business community on North Fair Oaks Avenue and Orange Grove Boulevard could benefit from the programs and projects of the Planning and Development Department. Programs of the Planning and Development Department could assist area businesses in finding better ways to meet existing customer needs, meeting new market opportunities, establishing sound business practices, and reaching full market potential.

8.4.2 Housing Activities

Two other opportunities for vacant lots in the Specific Plan area to get specific development consideration include the Notice of Funding Availability (NOFA) and the Pasadena Community Development Commission (CDC) Five-Year Implementation Plan 1999 – 2004.



In the NOFA process, the CDC invites developers and housing sponsors to compete for Commission housing funds which can be used for affordable housing activities, including new construction and rehabilitation. Housing Division reports that \$6.5 million is available this year, with \$5 million for eligible program activities within the Northwest Pasadena Target Area and the remaining \$1.5 million to be utilized either outside or within the Target area. Housing activities would include new construction, rehabilitation, homebuyer assistance, and special needs housing.

Currently, the Planning and Development Department administers a Rental Housing Rehabilitation Program through the Home Investment Partnership Act. Eligible activities include acquisition, rehabilitation, and new construction, aimed at improving the City's housing stock, affordable housing opportunities, and overall quality of life. The Affordable Housing Plan (1995 – 2000) of the Pasadena Community Development Commission further supports the General Plan vision for the Specific Plan by seeking to provide an adequate supply and range of affordable housing opportunities throughout the city.

8.4.3 Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is administered by the Federal Department of Housing and Urban Development. CDBG staff manages the program for the City and provides staff support to the Northwest Commission and Human Services Commission in establishing program objectives and developing funding recommendations for service providers to be approved by the City Council.

The City of Pasadena CDBG program provides programs and services in five major categories:

1. Public Services – Social services designed to address the human services needs of low/moderate income residents such as child care, youth services, emergency shelter services and support to families;
2. Housing – a range of residential rehabilitation services from minor home repairs to major rehabilitation of low/moderate income single family homes;
3. Economic Development – Financial assistance to small business (including job creation and retention) and financial support for neighborhood revitalization projects;
4. Capital Improvements – Provide facilities and services supportive of identified revitalization and redevelopment strategies (i.e. public area improvements and building renovations); and
5. Planning/Administration – activities which aid in the implementation of the CDBG Program within the City. Within the Specific Plan area, block grant funds may be available to carry out some of the public improvements and pilot projects suggested in the economic development strategy.



8.4.4 Community Development Committee's Five Year Implementation Plan

The Community Development Committee's (CDC) Implementation Plan provides a broad framework for projected Committee activities over the next five-year period. Under the proposed projects and programs section, three parcels in the Specific Plan area are identified for strategic development. The Implementation Team can partner with the Planning and Development Department to outline a development strategy. The CDC further supports economic development, business retention, and expansion (including business recruitment, business outreach, and marketing and advertising). Finally some of the goals identified in the Plan encourage and aid the economic development of all project areas, such as:

- Preserve and expand existing retail/commercial centers throughout the redevelopment project areas serving local and neighborhood needs.
- Encourage all forms of private development and redevelopment activities, which will provide employment opportunities at all income levels.
- To further aid economic development, encourage the highest level of urban design and architectural preservation consistent with reasonable use and economic feasibility considerations.

The Specific Plan area has a total of 19 vacant or underutilized parcels. These parcels can get specific development consideration (new construction and rehabilitation) through the NOFA process, and Community Development Committee's Five-Year Implementation Plan 1999 – 2004. Specifically, it is recommended that the next update of the CDC's Implementation Plan provide priority to vacant parcels in the Fair Oaks Redevelopment Project Area.

8.4.5 Inspection Services Division

Code Compliance officers will be assigned to the Specific Plan area to respond to the community's concern for strengthened code enforcement. The Code Enforcement Officers are "eyes and ears" on the street and have direct contact with area business owners through field inspections. It is during inspections that some area businesses have reported the need for an enhanced business rehabilitation program in addition to the Storefront Improvement Program (SIP).

For residential properties, some of the public resources available to achieve code compliance and simply to make improvements are the housing rehabilitation assistance through Pasadena Neighborhood Housing Services (PNHS), and the Maintenance Assistance and Services to Homeowners (MASH) crews that can provide exterior house painting, yard clean up, and minor home repairs to eligible single family homeowners.

8.4.6 Cultural Affairs Division: Public Art and Cultural Access

The Cultural Affairs Division manages the Public Art Program and Arts Grants Program, in addition to special initiatives in the arts, culture, design and film, many of which are economic development tools utilizing the arts. Cultural



Affairs will deliver staff support and direction for the implementation of public art projects. Cultural Affairs and the Arts Commission partner with community organizations to identify opportunities and needs in providing art and cultural activities to seniors, teens, families and the community. Partnerships with social service and other non-profit agencies will build community identity.

8.5 Human Services, Recreation & Neighborhoods Department

The Human Services, Recreation, & Neighborhoods Department will also be called to provide support and resources for the implementation of the Specific Plan. The Department addresses quality of life issues in the Specific Plan area through programs and projects such as the following.

8.5.1 Job Training

The Career Services Division administers the Federal Job Training Partnership Act (JTPA) and Summer Youth Employment Program. The purpose of JTPA is to provide vocational training and job placement assistance to economically disadvantaged youth, adults and laid off workers. JTPA builds expressly on the notion that economic development and employment must be matched. In his book, Planning Local Economic Development, Professor Edward Blakely states “that it is important to determine which jobs ‘fit’ the local populace and offer them opportunities to increase their skills to competitive levels, both currently and in the future.” This is also one of the objectives identified in the Northwest Pasadena Community Plan. Further, Blakely states that “local economic development, is aimed at increasing the potential for the local population to have secure jobs and income, which in turn stabilizes the community both economically and socially.”

The unemployment rate in northwest Pasadena is historically double (8 percent) the rate citywide. Providing job training opportunities is a high priority for the community. The recently established “One Stop Career Services Center” in partnership with the Urban League on North Fair Oaks Avenue will begin to address this need. The Center serves as Satellite Affiliate for the Employment Development Department, and provides customers with self-directed job search and technological links to employment and training resources. Job Fairs are held quarterly attracting participation from top corporations throughout the San Gabriel Valley. Such events serve as “linkages” between private-sector employers and job seekers, and assist in providing information about employment opportunities in the community. An added component is the “Second Chance” job fair, which targets individuals with barriers to securing employment.

8.5.2 Childcare

The Human Services Division focuses on children and youth, childcare, status of women, and seniors. The unit promotes the implementation of City policies such as the Child Care Policy, the Policy on Children, Youth and Families. The provision of childcare facilities was another area expressed by the community as having a high priority.



8.5.3 Neighborhood Resources



Jackie Robinson Center provides numerous community services to area residents.

The Neighborhoods, Community & Recreation Centers Division provides a wide range of services that promote quality of life in Pasadena.. Neighborhood Connections builds partnerships among Pasadena residents, neighborhoods and the City, providing tools and resources for planning, development and problem solving. Two community centers, Jackie Robinson Center (JRC) and Villa-Parke, provide a wide range of services, such as employment and immigration information, educational activities, legal counseling, public assistance, senior advocacy and emergency assistance along with a range of recreational sports and activities for both youth and adults, which include tutoring, nutrition, and a Teen Program.

8.6 Achieving the Vision

As highlighted earlier, achieving the vision for the economic development of this area must be the product of a collaborative effort. The key to the success of this area is to transform it into a well-known and cost-effective location for new businesses. Attracting new businesses and improving existing commerce will require a significant effort that is predicated upon a partnership between residents, businesses, grassroots efforts, and the City. Key initiatives include:

- public investment for streetscape improvements to beautify the area, and change negative perceptions of the area to attract strategic private investment,
- strengthen existing businesses and recruit new businesses to further define the area as a viable location, cost-effective environment for small start-up and home-based businesses that are technology-based or design-oriented,
- focus on the development of strategic projects that generate early success stories and positive economic development momentum,
- capitalize on the area's proximity to major centers in Pasadena (i.e., Jet Propulsion Laboratory, Art Center College of Design, California Institute of Technology and Huntington Memorial Hospital to attract start-up businesses to the area and employ local residents, and
- provide for the formation of an economic development team which will spearhead proactive implementation of existing economic development programs for the area, including identification of funding sources.

Table 8-1 organizes the recommendations of the Specific Plan into the major programs, projects, and actions needed for implementation. The table also identifies the responsible agency, cost, and timeline for each element.



Table 8-1 IMPLEMENTATION PLAN

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START
IMPLEMENTATION TEAM Establish and identify membership for an Implementation Team for the Fair Oaks / Orange Grove Economic Development Strategy. Tasks of the Implementation Team are to: - Use the Plan to guide the actions of City departments to support the recommendations for economic development. - Direct City departments to incorporate recommendations into previous and proposed plans, codes and policies where appropriate. - Continue to develop the series of steps and schedule set forth by the Specific Plan to ensure the disciplined implementation of the economic development strategy. - Assist in the development of the Public Realm Streetscape Concept which provides for public improvements proposed for each Specific Plan District to include but not be limited to corridor gateway treatment, selection of lighting, benches, trash receptacles, graphic icons, trees, tree grates, crosswalk paving material and pattern, et cetera. Adopt major tree planting schedule for the Fair Oaks/Orange Grove corridor. Explore funding sources for the Streetscape Improvement Plan. - Develop a marketing plan to improve perceptions of the Specific Plan area with the purpose of making it a more attractive area to live and work. Transform area as a well-known and cost effective location to improve existing commerce and attract new businesses. - Create an "early success story" for the Specific Plan area. Develop and implement a pilot/catalyst project that will demonstrate visible proof of the strength and potential of the Fair Oaks/Orange Grove area. - Explore ways to encourage key employers to consider locating satellite business locations in the Specific Plan area, such as: California Institute of Technology (Caltech), Jet Propulsion Laboratory (JPL), Huntington Memorial Hospital and Art Center College of Design. Explore ways to increase the use of local vendors. - Provide support to help businesses organize a business association. - Identify a place to develop a business incubator to assist "thinly – capitalized and other start-up businesses" as stated in the General Plan vision. This project should demonstrate how facilities can be developed to provide a place for new start-up small businesses to be nurtured and developed. - Identify a location and partner for artist studio work space and arts incubator, in accordance with the General Plan vision to support "thinly-capitalized and other start-up businesses."	Collaborative staff resource effort to organize between Planning and Development Department and Northwest Programs office. Plan to be developed between City and Pasadena Development Corporation Cultural Affairs Division / Arts Division	Composed of elected officials or appointees, business owners, local residents, property owners, community organizations representatives and City department staff Staff resources and partnership resources between Planning & Development Department staff and the Implementation Team	FY 2003 / Ongoing FY 2003 / 2004 / Ongoing FY 2003 / 2004 FY 2004 / Ongoing FY 2004



Table 8-1 (Continued)
IMPLEMENTATION PLAN

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START														
IMPLEMENTATION TEAM (CONTINUED): - Work with the Police Department to resolve public safety issues in the Specific Plan area. - Ensure that government-assisted projects within the Specific Plan area will be subject to existing relocation assistance provisions required by state and federal laws. <u>Conceptual Implementation Team Budget:</u> <table> <tr> <td>Preparation of marketing materials</td> <td>\$15,000</td> </tr> <tr> <td>Business recruitment activities</td> <td>\$25,000</td> </tr> <tr> <td>Stakeholder organization and workshops</td> <td>\$ 5,000</td> </tr> <tr> <td>Special events calendar planning</td> <td>\$ 5,000</td> </tr> <tr> <td>Investments in pilot projects</td> <td>\$150,000</td> </tr> <tr> <td>(10,000 sq. ft. assisted at \$15/sq.ft.)</td> <td></td> </tr> <tr> <td>Total 15 Year Budget</td> <td>\$200,000</td> </tr> </table> NOTE: The categories and the amounts in the budget will need to be more carefully considered prior to actual program implementation.	Preparation of marketing materials	\$15,000	Business recruitment activities	\$25,000	Stakeholder organization and workshops	\$ 5,000	Special events calendar planning	\$ 5,000	Investments in pilot projects	\$150,000	(10,000 sq. ft. assisted at \$15/sq.ft.)		Total 15 Year Budget	\$200,000	Collaborative staff effort between Planning and Development and the Northwest Programs office to potential funding source.	Altadena / Pasadena Enterprise Zone	FY 2003
Preparation of marketing materials	\$15,000																
Business recruitment activities	\$25,000																
Stakeholder organization and workshops	\$ 5,000																
Special events calendar planning	\$ 5,000																
Investments in pilot projects	\$150,000																
(10,000 sq. ft. assisted at \$15/sq.ft.)																	
Total 15 Year Budget	\$200,000																
STREETSCAPE IMPROVEMENTS *Provide a gateway feature to mark and enhance the northerly entrance to the Specific Plan area (where North Fair Oaks Avenue crosses the boundary with Altadena), including a monument sign, landscaping and flood lights. Landscaping to include trees of an appropriate species and according to the following: - The trees should be planted in the existing parkway (thus requiring no change to street or sidewalk geometry) - The height of the trees should be minimum 15 feet at the time of planting *Plant street trees where gaps exist (minimum of 24 inch box specimens) in all three Specific Plan Districts. *Provide decorative crosswalk, consisting of interlocking pavers in the following intersections: - Fair Oaks Avenue and Montana Street - Fair Oaks Avenue and Washington Boulevard - Fair Oaks Avenue and Mountain Street - Fair Oaks Avenue and Orange Grove Boulevard - Orange Grove Boulevard and Lincoln Avenue - Orange Grove Boulevard and Los Robles Avenue - Orange Grove Boulevard and Garfield Avenue - Fair Oaks Avenue at Maple street (along 210 Freeway)	Capital Improvement Program (CIP), Community Development Block Grant (CDBG)* Capital Improvement Program (CIP) Note: Estimated cost for special crosswalk paving at all specified intersections is \$400,000, includes cost of materials and construction. Design and inspection costs to be determined when project is initiated.	Implementation Team/Arts Commission/ Public Works/ Parks and Natural Resources Parks and Natural Resources Public Works/Arts Commission	Planning effort to start FY 2003/ 2004														



Table 8-1 (Continued)
IMPLEMENTATION PLAN

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START
STREETSCAPE (CONTINUED) *Arts Commission could partner with the Implementation team to sponsor a contest in the artist community to submit a winning design for the graphic icon *Install graphic icons as stand alone elements or on existing street lighting poles in all three Specific Plan Districts to provide a sense of identity *Provide street furniture (lighting, benches, trash receptacles, etc.) in all three Specific Plan Districts. *Provide decorative bus stop shelters to build on the unique character of the surrounding neighborhood in all three Specific Plan districts. NOTE: See Arts Programming Page 166. - Underground utility wires wherever possible. - Widen sidewalk at Fair Oaks/Orange Grove intersection. - Institute and maintain sidewalk cleaning in the more heavily used commercial areas in the Renaissance Commercial District. *Provide a monument sign, landscaping, and floodlights to mark and enhance the southerly, easterly and westerly gateways to the Specific Plan area at or near these locations: -Villa Street and Fair Oaks Avenue. -Lincoln Avenue and Orange Grove Boulevard -Los Robles Avenue and Orange Grove Boulevard	America The Beautiful Program Capital Improvement Program Transportation Enhancement Activities Program (TEA) Estimated bench cost is \$12,500 including construction, materials and installation Capital Improvement Program	Public Works / Implementation Team / Arts Commission / Artist Community Implementation Team/Arts Commission/ Public Works/ Parks and Natural Resources	
INFRASTRUCTURE IMPROVEMENTS Notwithstanding the City-wide review and approval process that requires each proposed development that it 'shall be connected to the public sewer by a method approved by the Public Works and Transportation Department,' the Specific Plan recommends that 'Street and infrastructure improvements be completed prior to full implementation and build out of the Specific Plan, including the upgrading of the sewer system between Hammond Street and Orange Grove Boulevard.'	Capital Improvement Program	Implementation Team/ Public Works	
HOUSING REHABILITATION Enter into contract or renew contract where possible with organizations that provide housing rehabilitation assistance	City to enter into contract with responsible organizations	Planning and Development Department	FY 2003



**Table 8-1 (Continued)
IMPLEMENTATION PLAN**

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START
HISTORIC PRESERVATION - Preserve significant historic buildings. If rehabilitated, follow the Secretary of the Interior's Standards for rehabilitation. - Preservation Incentives – projects which include rehabilitation of historic or architecturally significant structures and evaluated in the historic resources survey for the plan area with a NHRP Code of 5S1 or higher may be eligible for special provisions and incentives such as the Rehabilitation Tax Credit, State Historical Building Code (SHBC) alternatives, special property tax assessment under the Mills Act, and waiver of some City fees associated with rehabilitation of a building. Renovation of designated historic buildings shall comply with the Secretary of Interior's Standards and with the City's ordinances protecting historic properties. - The City shall further study the potential for a landmark district designation for the Esther Street – North Fair Oaks Avenue grouping of houses.	Submit a landmark nomination for all buildings in the historic resources survey with status codes of 5S1 or higher. As funding and resources are available, the City shall also participate in nominating qualifying properties, either individually or as multiple resource nominations, for the National Register of Historic Places.	Planning and Development Department	FY 2003
CODE COMPLIANCE Increase staff of code compliance officers to the Specific Plan area to closely monitor adherence to code compliance regulations in response to community concerns.	Staff resources – increase compliance officers for Specific Plan area	Inspection Services Division	FY 2003
MUNICIPAL CODE REVISIONS - Re-examine the following Pasadena Municipal Code sections pertaining to abandoned buildings and vacant lots to determine if amendments are needed to improve how these conditions are addressed: - PMC §14.70 Abandoned Buildings - PMC §8.48 Vacant Lots - Amend the Fair Oaks Avenue Redevelopment Plan and the Villa Parke Redevelopment Plan to be consistent with the land use recommendations as proposed in the Specific Plan.	Code amendment to Pasadena Municipal Code Amendment to the Redevelopment Plans	Inspection Services Division Planning and Development Department	FY 2003 FY 2003
VACANT PROPERTIES Identify specific strategies to address all 19 vacant and/or underutilized parcels in the Specific Plan area, which can be considered for community service (i.e. childcare, job training and youth program, community facilities, pocket parks, etc.)	Notice of Funding Availability (NOFA) and Community Development Commission (CDC) Five Year Implementation Plan (1999-2004)	Planning and Dev't Department, Implementation Team, Human Services, Recreation and Neighborhoods Department, Parks and Natural Resources.	FY 2003/ 2004/ ongoing



Table 8-1 (Continued)
IMPLEMENTATION PLAN

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START
PARK IMPROVEMENTS - Support recommendations resulting from the Robinson Park Master Plan Revision that is in progress to enhance and improve its recreational facilities, programming and community activities. - Support proposed plans to improve and enhance La Pintoresca Park and Library	Allocate funds and resources as necessary (CDBG)/Capital Improvement Program	Parks and Natural Resources	FY 2003 / 2004
FACADE IMPROVEMENT PROGRAM - Reexamine the Facade Improvement Program for the Fair Oaks/Orange Grove District to review overall success and effectiveness. - Determine if improvements currently allowed by the program are sufficient to meet the needs of the business community including signage, painting, tile, windows, doors, and/or lighting. - Determine if the program could be expanded to cover the entire Fair Oaks/Orange Grove Specific Plan area.	Review current program regulations and amend as necessary	Planning and Development Department	FY 2003 / 2004
REDEVELOPMENT PROJECT AREA Consider expansion of the Fair Oaks / Orange Grove Redevelopment project area from Washington Boulevard to the City's northern boundary along North Fair Oaks.	Determine if findings of blight can be made / (CDBG)	Planning and Development Department	FY 2003/2004
COMMUNITY DEVELOPMENT COMMISSION 5-YEAR PLAN - Support programs and projects identified in the Community Development Commission (CDC) Five Year Implementation Plan for specific sites within the Fair Oaks and Orange Grove corridors, such as: - Fair Oaks/Esther/Peoria – Identify a commercial/residential development concept for one block in the Villa Parke Redevelopment Project Area. 750 N. Fair Oaks Avenue – Identify program for the development of parcels on the Northwest corner of Fair Oaks Avenue and Orange Grove Boulevard.	(CDC) Five Year Implementation Plan (1999-2004)	Planning and Development Department	FY 2003 / 2004
TRANSPORTATION IMPROVEMENTS - Install traffic signal control at intersection of Fair Oaks Avenue and Painter Street in the Robinson Park District. Signal to be included in the traffic signal synchronization system. *Develop alternative transportation route linking neighborhoods in the Fair Oaks/Orange Grove Specific Plan area to the future Civic Center Light Rail Station and Memorial Park Blue Line Station.	Capital Improvement Program – Approximately \$110,000.00 Mobility Element Update	Public Works Public Works	FY 2003 FY 2003/ 2004



**Table 8-1 (Continued)
IMPLEMENTATION PLAN**

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START
TRANSPORTATION IMPROVEMENTS (CONTINUED):			
Implement the recommendation in the PASADENA ARTS 5-Year Plan (June 1999) to make the route more efficient and increase frequency in the Fair Oaks/Orange Grove Specific Plan area.	Mobility Element Update	Public Works	FY 2003
*Coordinate with California Department of Transportation (Caltrans) to improve the Pedestrian Link between the Specific Plan area and Old Pasadena; this may include installation of shading devices over one or both sidewalks as they cross the Broad expanse of the 210 Freeway.	Mobility Element Update	Public Works	FY 2003 / 2004
Add or upgrade MTA (Metropolitan Transportation Authority) bus connections to improve regional transit service for transit riders within the Specific Plan area traveling outside of Pasadena	City request of MTA	Public Works	FY 2003
Encourage future developments to more effectively utilize limited parking supply through shared use of parking.	Zoning code revision	Planning & Development, and Public Works	Ongoing
PEDESTRIAN AMENITIES ENHANCEMENTS			
*Working with the property owners, reconstruct sidewalks where gaps exist, and repair pavement where needed.	Capital Improvement Program	Property owner / City	FY 2003 / Ongoing
*Ensure compliance with Americans with Disabilities Act regarding sidewalk ramps and audible traffic controls and other related improvements.	Capital Improvement Program	Public Works	FY 2003 / Ongoing
*Install appropriate directional and informational signing for pedestrians	Capital Improvement Program	Public Works	FY 2003
*Improve pedestrian safety by treating sidewalk finishes with non-slippery surfaces and maintaining level and flat walkways where possible		Public Works	FY 2003 / Ongoing
Improve lighting in pedestrian areas	Cost \$5,500 each	Public Works	FY 2003 / Ongoing
Improve street light standards where needed.	Cost \$5,500-\$6,000 each		
- Identify and implement public art component within Specific Plan area including, but not limited to: *Gateway feature to mark and enhance the northerly, southerly, easterly, and westerly entrances to the Specific Plan area, including a monument sign, landscaping and flood lights. Implementation team and the Arts Commission may co-sponsor an artist competition for a site-specific design. - Streetscape design, signage packages, lighting, park equipment, etc. - Decorative crosswalks, consisting of textured, colored paving, and possibly contract an artist to design pavement features.	Consultant artist through CIP public art program – downtown cultural fund to be expanded citywide*	Cultural Affairs Division / Arts Commission	FY 2003 / 2004



Table 8-1 (Continued)
IMPLEMENTATION PLAN

STRATEGIES & RECOMMENDATIONS	HOW	WHO	START
PEDESTRIAN AMENITIES ENHANCEMENTS (continued) - Street furniture and bus shelters, possibly in collaboration with the Arts Commission to contract an artist to design furniture and shelters to reflect unique character of the district. *Improve and emphasize children pedestrian safety by providing & striping/signing, cross guards, traffic signals and other devices that are deemed to improve safety at designated school crosswalks near schools and park areas - Monitor the progress of Neighborhood Traffic Management Plans (NTMP) including but not limited to Raymond, Esther, Peoria, Summit and Carter Alley to protect identified neighborhoods in the Fair Oaks / Orange Grove area that have been impacted by traffic, and if impacts occur, implement a Neighborhood Traffic Protection Plan on a project by project basis. *Provide sufficient curb space (as in bus cut-outs), where feasible, where dial-a-ride vans and Access Service vans can load and unload their clients. These vans cannot go on private property or in alleys, and need sufficient curb space to stop and pick up or unload passengers.	Capital Improvement Program Mobility Update Mobility Update	Public Works Public Works / Planning & Development Department Public Works / Planning & Development	FY 2003 / Ongoing FY 2003 / Ongoing FY 2003 / Ongoing
ARTS PROGRAMMING Identify opportunities for artist organizations and cultural institutions to partner with social service, non-profits and cultural institutions to deliver art and cultural programming.		Implementation Team/Arts Commission/Public Works	
BICYCLE MASTER PLAN Monitor the progress of the Bicycle Master Plan bikeway recommendations as they affect the Specific Plan area and re-examine its priority status if necessary.	Mobility Update	Public Works / Planning & Development	Ongoing

Note: As City priorities shift and financing becomes available, the order of the public improvements and/or activities could change. In addition, as priorities shift and financing becomes available, the order of redevelopment projects could change for the Planning and Development Department.

* Due to the nature of implementation item, cost will be determined at the time the project is initiated.



Table 8-2
FAIR OAKS/ORANGE GROVE SPECIFIC PLAN – RESOURCE GUIDE

FAMILY SUPPORT SERVICES / MENTAL HEALTH

Foothill Family Service	795-6907
Counseling for families and individuals of all ages	
Child Care Information Services	445-3311
Child care information, referral and low income assistance	
Pacific Clinics	795-8471
Psychiatric and psychological health services for adults (18+)	

HOUSING SERVICES

City of Pasadena Housing Authority	744-8300
Section 8 rental assistance	
City of Pasadena Housing Division	744-8300
Affordable housing assistance, emergency shelter information, referral	
Fair Housing Council	791-0211
Investigation of and action on housing discrimination complaints	
Pasadena Neighborhood Housing Services	794-7191
Low interest loans to fix up houses, technical assistance, counseling	

EMPLOYMENT INFORMATION

City of Pasadena Job Line	744-4600
Community Skills Center	796-5627
Job Training / Skills Center	796-5627
Senior Center Job Referral	795-4331
Urban League	398-6155
Volunteers in Pasadena	796-6926
Women-At-Work	796-6870

NEIGHBORHOOD IMPROVEMENT SERVICES

Graffiti Removal & Neighborhood improvement	797-0228
Neighborhood Watch	744-4551
Neighborhood Connections	794-2934
SPCA (Humane Society)	792-7151
Stray, dead, or injured animals and barking dogs	
City of Pasadena Code Enforcement	744-4633
Municipal code violations regarding occupied property	
Dispute Resolution Center	791-0555
Landlord/tenant disputes	
City of Pasadena Public Works	744-4158
Streetslights, street maintenance, and alley cleanups	
City of Pasadena Public Works/Parks and Forestry	744-4321

HELPLINES / INFORMATION AND REFERRAL

Earthquake and Emergency Preparedness	744-4226
INFO LINE	350-6833
Pasadena Fire Department	744-4655
Pasadena Police Department	744-4501
Senior Care Network	397-3110
RESPOND (Las Encinas Hospital)	356-2671

CRISIS LINES / HOTLINES

Child Abuse Hotline	(800) 540-4000
Domestic Violence Hotline	(213) 681-2626
Elder Abuse Hotline	(800) 992-1660
Pasadena Helpline	798-0907
Rape Crisis Hotline	793-3385
Suicide Prevention	(310) 391-1250
Youth Runaway Hotline	(800) 843-5200

ALCOHOL / DRUG PREVENTION AND TREATMENT

Pasadena Alcohol & Drug Prevention & Recovery Ctr	794-1586
Support services and counseling for individuals, groups, and families	
Pasadena Council on Alcoholism	795-9127
Case management, recovery support, information and referral	

COMMUNITY CENTERS

Armenian Cultural Center	798-1897
Asian Pacific Family Center	287-2988
El Centro de Accion Social	792-3148
Jackie Robinson Center*	791-7983
Japanese Cultural Center	449-5487
Pasadena Senior Center	795-4331
Victory Park	798-0865
Villa Parke Community Center*	795-4371

EMERGENCY SHELTER

Haven House	(213) 681-2626
45 day shelter for battered women and children	
Los Angeles Youth Network	(213) 957-7757
24 hour referral, shelter, walk-in for youth 17 and under	
Union Station	449-4596

BASIC NEEDS AND OTHER SUPPORT SERVICES

Department of Public Social Services	791-6333
General Relief, food stamps, AFDC, Medi-Cal	
Dial-A-Ride (City of Pasadena)	744-4094
Transportation curb-to-curb for seniors 60 + and disabled Persons	
Friends In Deed	797-6072
Emergency and non-emergency food and clothing	
Salvation Army	795-8639
Emergency food and clothing	
Social Security Office	(800) 772-1213
Applications for Social Security for women with children, and disabled persons	
Women Infants Children (WIC)	577-2746
Nutrition education, food vouchers	

LEGAL SERVICES

Legal Aid*	795-3233
Victim – Witness Assistance Program*	356-5715
Pasadena Superior Court*	Walk-in only
Walk-in Mon., Fri., 9-11:00 a.m. to 300 E. Walnut Street for free legal help for domestic violence victims	

* Locations where Temporary Restraining Orders (TROs) can be obtained

APPENDIX



Fair Oaks/Orange Grove Specific Plan Chronology of Public Meetings

10/29/98	Organizational meeting: Formation of Fair Oaks/Orange Grove Specific Plan Coordinating Committee
11/17/98	FOOG SP Coordinating Committee monthly meeting: Adoption of Mission Statement
1/99-2/99	Walk-about stakeholders interviews
01/19/99	FOOG SP Coordinating Committee monthly meeting: Preparing for February 6 Kick-off event, selection panel for EIR consultant
02/06/99	Kick-Off Community Fair (community-wide meeting #1): Identify needs, issues. EIR public scooping meeting.
02/16/99	FOOG SP Coordinating Committee monthly meeting: Plans for Round-Table thematic meetings, next outreach community-wide meeting
02/24/99	Round Table Meeting 1: Economic Development
02/25/99	Round Table Meeting 2: Quality of Life
03/03/99	Round Table Meeting 3: Neighborhood Beautification
03/06/99	FOOG SP Coordinating Committee members' walking tour of specific plan area:
03/16/99	FOOG SP Coordinating Committee monthly meeting: Report on March Walking Tour and Round-Table meetings, plan for next outreach community-wide meeting
04/09/99	Mobile Display, staff presentation to Harambee Christian Family Annual Award
04/10/99	Mobile Display, staff presentation to Garfield Heights Neighborhood Association
04/13/99	Mobile Display, staff presentation to Madison NRP Outreach Team
04/14/99	Mobile Display, staff presentation to American Friends Service Northwest Committee
04/19/99	Mobile Display, staff presentation to Navarro Tremont Howard (NATHA) Association
04/20/99	FOOG SP Coordinating Committee monthly meeting: Status report on Mobile Display meetings, feedback from community organizations and neighborhood associations
04/20/99	Mobile Display, staff presentation to Community Arms Residents' Association
04/24/99	Mobile Display, staff presentation to Black Business Association
04/26/99	Mobile Display, staff presentation to Youth Group, Coalition of Non-Violent City
04/27/99	Mobile Display, staff presentation to Flintridge Foundation
04/28/99	Mobile Display, staff presentation to Fair Oaks-Lincoln Project Area Committee
05/04/99	Mobile Display, staff presentation to JRC Senior Group
05/08/99	Mobile Display, staff presentation to W.D. Edson Neighborhood Association
05/11/99	Mobile Display, staff presentation to Madison Elementary School Parents' Board/Headstart Program presentation, solicit issues
05/13/99	Community Open House (community-wide meeting #2): "What We Have Learned So Far"; Specific Plan Framework
05/18/99	FOOG SP Coordinating Committee monthly meeting: Feedback from May 18 Community Open House
05/22/99	Mobile Display, staff presentation to Vecinos Unidos Neighborhood Association
06/25/99	City Staff and Consultants' Charette
07/27/99	FOOG SP Coordinating Committee monthly meeting: Review of findings of Marketing, Design and Zoning Study by consultant; Plans for community-wide meeting #3 (07/29/99)
07/29/99	Community-wide meeting #3, Workshop: "Choices for Fair Oaks/Orange Grove"



08/24/99	FOOG SP Coordinating Committee monthly meeting: Review of feedback from July 29 community workshop
08/25/99	Status report to Planning Commission
09/21/99	FOOG SP Coordinating Committee monthly meeting: Meeting with a real estate resource person, business investment issues in the specific plan area
09/29/99	Business Focus Group #1: Staff meeting with business owners
10/12/99	Business Focus Group #2: Staff meeting with business owners
10/19/99	FOOG SP Coordinating Committee monthly meeting: Plans for community-wide meeting #4 (11/18/99), continued feedback from the community
11/09/99	FOOG SP Coordinating Committee monthly meeting: Plans for community-wide meeting #4 (11/18/99)
11/18/99	Community-wide meeting #4 (workshop): "Moving Forward on the Fair Oaks/Orange Grove Specific Plan"
12/14/99	FOOG SP Coordinating Committee monthly meeting: De-briefing of November 18 community workshop
01/18/00	FOOG SP Coordinating Committee monthly meeting: Specific Plan timeline, task review
02/15/00	FOOG SP Coordinating Committee monthly meeting: Draft Sketch Plan, preliminary recommendations
03/21/00	FOOG SP Coordinating Committee monthly meeting: Specific Plan alternatives, development standards, design guidelines concept
03/28/00	FOOG SP Coordinating Committee special meeting: Specific Plan (Project) alternatives
04/21/00	FOOG SP Coordinating Committee monthly meeting: Specific Plan Preferred Alternative, Draft Development Standards and Design Guidelines
05/16/00	FOOG SP Coordinating Committee monthly meeting: Progress report on Specific Plan recommendations (residential units, non-residential floor areas)
06/20/00	FOOG SP Coordinating Committee monthly meeting: Specific Plan timeline, task review, status reports to Northwest Commission and Planning Commission
06/21/00	Status report to Northwest Commission
06/28/00	Status report to Planning Commission
07/25/00	FOOG SP Coordinating Committee monthly meeting: Sketch Plan refined recommendations
07/27/00	Community-wide meeting #5: "Sketch Plan Recommendations"
08/15/00	FOOG SP Coordinating Committee monthly meeting: Review of feedback from community meeting #5, from Northwest Commission and Planning Commission; further refinement of Specific Plan recommendations
09/29/00	FOOG SP Coordinating Committee monthly meeting: Changes to Specific Plan recommendations on residential units allocations, alternative mechanisms (Conditional Use Permits, Planned Development), Northwest Commission concerns
10/14/00	Staff meeting with Villa Parke Neighborhood Association: Staff presentation of Specific Plan
10/17/00	FOOG SP Coordinating Committee monthly meeting: Specific Plan timeline, task review, Development Standards applicable to Community Arms
12/19/00	FOOG SP Coordinating Committee monthly meeting: Review of specific plan working draft
12/28/00	FOOG SP Coordinating Committee special meeting: Continued review of specific plan working draft



01/03/01	FOOG SP Coordinating Committee special meeting: Continued review of specific plan working draft
01/08/01	FOOG SP Coordinating Committee special meeting: Continued review of specific plan working draft
01/16/01	FOOG SP Coordinating Committee special meeting: Continued review of specific plan working draft
05/22/01	Town Hall Meeting: "Draft Specific Plan Recommendations"
05/23/01	Planning Commission Public Hearing: Review of First Draft Specific Plan and Draft EIR
06/06/01	Northwest Commission (public hearing): Review of First Draft Specific Plan
06/07/01	Business Outreach / Round Table Meeting
06/11/01	Design Commission: Review of First Draft Specific Plan
06/12/01	Mobile Display presentation to HONOR Neighborhood Association
6/13/01	Planning Commission Continued Public Hearing: Review of First Draft Specific Plan and Draft EIR
06/14/01	Community Development Committee: Review of First Draft Specific Plan
06/19/01	Fair Oaks project Area Committee (PAC): Review of First Draft Specific Plan
06/20/01	Continued public hearing, Northwest Commission: Review of First Draft Specific Plan
07/06/01	Transportation Advisory Commission: Review of First Draft Specific Plan
10/10/01	Status report to Planning Commission: Framework for Revised Draft Specific Plan
11/08/01	Community Development Committee: Review of Revised Draft Specific Plan; continued to 11/29/01.
11/13/01	Joint Arts Commission and Design Commission: Review of Revised Draft Specific Plan; Recommended Approval of Specific Plan with modified and additional requirements
11/14/01	Joint Northwest Commission and Fair Oaks PAC: Review of Revised Draft Specific Plan; continued to next future meeting.
11/17/01	Community Development Committee: Walking Tour of Specific Plan area.
11/19/01	Cultural Heritage Commission: Review of Revised Draft Specific Plan; continued to 12/03/01 meeting.
11/20/01	Northwest Commission: Continued review of Revised Draft Specific Plan; continued to 12/11/01.
11/28/01	Planning Commission: Public hearing and review of Revised Draft Specific Plan and Draft EIR.
11/29/01	Northwest Commission: Recommended approval of staff recommendations with modifications to the plan.
12/03/01	Cultural Heritage Commission: Recommended approval of Specific Plan with modified standards and design guidelines.
12/04/01	Fair Oaks PAC: Continued review of Revised Draft Specific Plan; Recommended rejection of staff recommendations unless changes are made to the Specific Plan.
12/06/01	Transportation Advisory Commission: Review of Revised Draft Specific Plan, continued to 01/04/02.
12/11/01	Senior Commission: staff presentation, commission offered suggestions, issues to address in the plan.
12/11/01	Northwest Commission: Recommended approval of the Specific Plan with additional requirements.



12/12/01	Planning Commission: Continued public hearing and review of Revised Draft Specific Plan and Draft EIR; continued to 01/09/02.
01/04/02	Transportation Advisory Commission: Continued review of Revised Draft Specific Plan; recommended that Planning Commission and City Council address density, affordable housing and school site issues, to then allow TAC to address traffic issues.
01/09/02	Planning Commission: Continued public hearing and review of Revised Draft Specific Plan and Draft EIR; Recommended approval of Specific Plan, with additional and modified requirements in the plan.
01/28/02	City Council: Public hearing and review of Revised Draft Specific Plan and Final Draft EIR. Adopted the Specific Plan with certain modified requirements. Certified the EIR.

TOTAL NUMBER OF PUBLIC MEETINGS: 89

U.C. BERKELEY LIBRARIES



C101746273

